

FOR SALE

724606

**HEARNES**

WHERE SERVICE COUNTS

**Corfe Mullen  
Dorset, BH21 3UP**

# Corfe Mullen, Dorset, BH21 3UP

## FREEHOLD PRICE: £299,950

A modern three bedroom terrace home situated in a cul de sac location. The property features a spacious sitting/dining room, a fitted kitchen and bathroom and further benefits from an allocated parking space, garage and low maintenance gardens making it an ideal home for families, first time buyers or those looking to downsize.

- Large entrance porch with space for cloaks and shoes, meter cupboard
- Spacious sitting/dining room with feature wood effect flooring, stairs to first floor and dual aspect windows
- Modern fitted kitchen with range of base and eye level units with complementary worktops, space for appliances, inset halogen hob and electric oven below, built in further storage cupboard, rear aspect window and door to garden
- Three bedrooms, two with built in wardrobes and one with good size storage cupboard
- Contemporary family bathroom
- Double glazing and gas heating
- Outside: Small front garden with flower bed border and path to the front door. Rear garden with patio leads to artificial lawn area with flower/shrub border enclosed by panel fencing, pedestrian gate gives access to garage in block and parking space

The property is situated in a well established area in a popular location and is renowned for its sought after schools and in close proximity to a range of shops and amenities. It is within three miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: C      EPC RATING: C

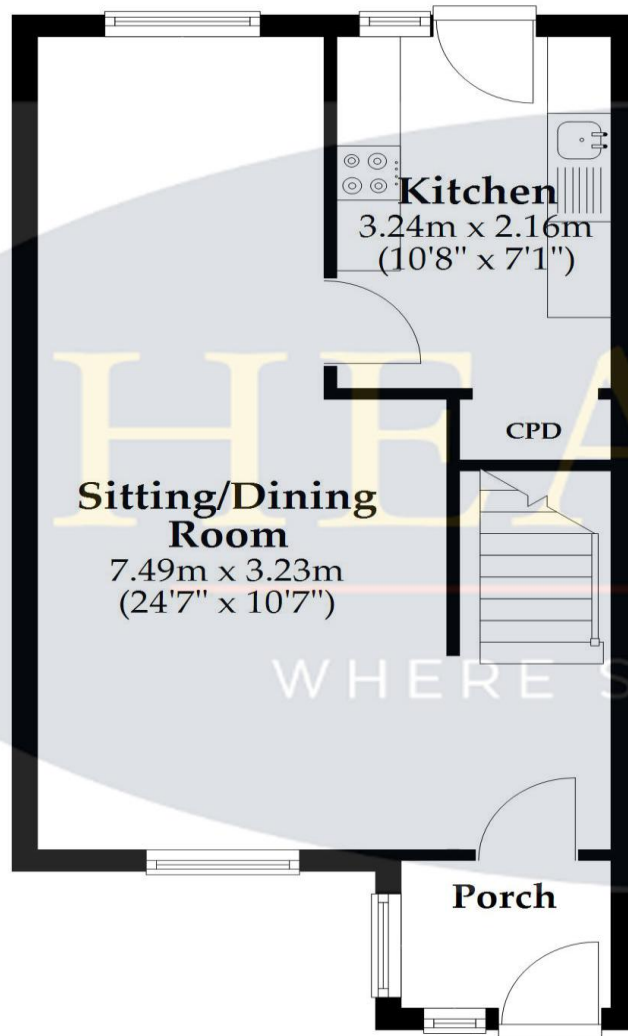
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

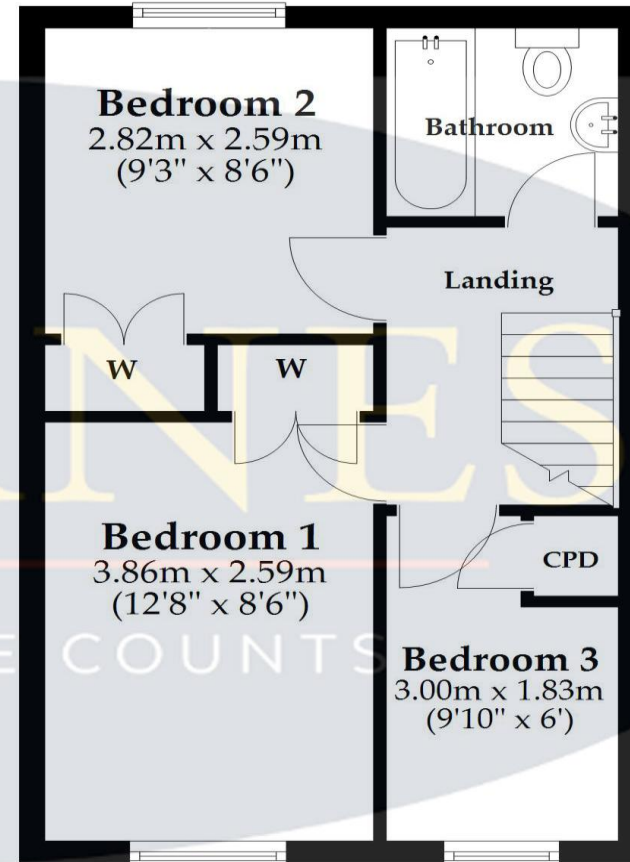
## Ground Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 70.1 sq. metres (754.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: [wimborne@hearnes.com](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

