
HEARNES
WHERE SERVICE COUNTS
FOR SALE
Corfe Mullen
Dorset, BH21 3NJ

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# FREEHOLD PRICE: OFFERS IN EXCESS OF £275,000

An immaculate, recently refurbished two double bedroom mid terrace home with landscaped rear garden and garage within easy reach of local amenities.

- Entrance porch with tiled floor with plenty of space for shoes and coats
- Internal hall with under stair storage, high quality water resistant laminate flooring flowing through to the sitting room
- Kitchen finished in a range of matt cream units with complementary wooden worktops, built in oven and gas hob, breakfast bar and space for washing machine
- Sitting room with large bay window and double-glazed door opening onto the patio
- Two double bedrooms both with space for wardrobes and woodland views from one bedroom
- Landscaped garden with gated access from the rear
- Garage in block (close to the property)

The property is conveniently positioned close to a number of popular local schools and a range of everyday amenities including a petrol station, gym, two Co-op stores and the nearby Recreation Ground. Wimborne town centre is situated within approximately three miles offering an excellent selection of shops, restaurants and traditional public houses, together with the renowned Art Deco Tivoli Theatre.

COUNCIL TAX BAND: B EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.









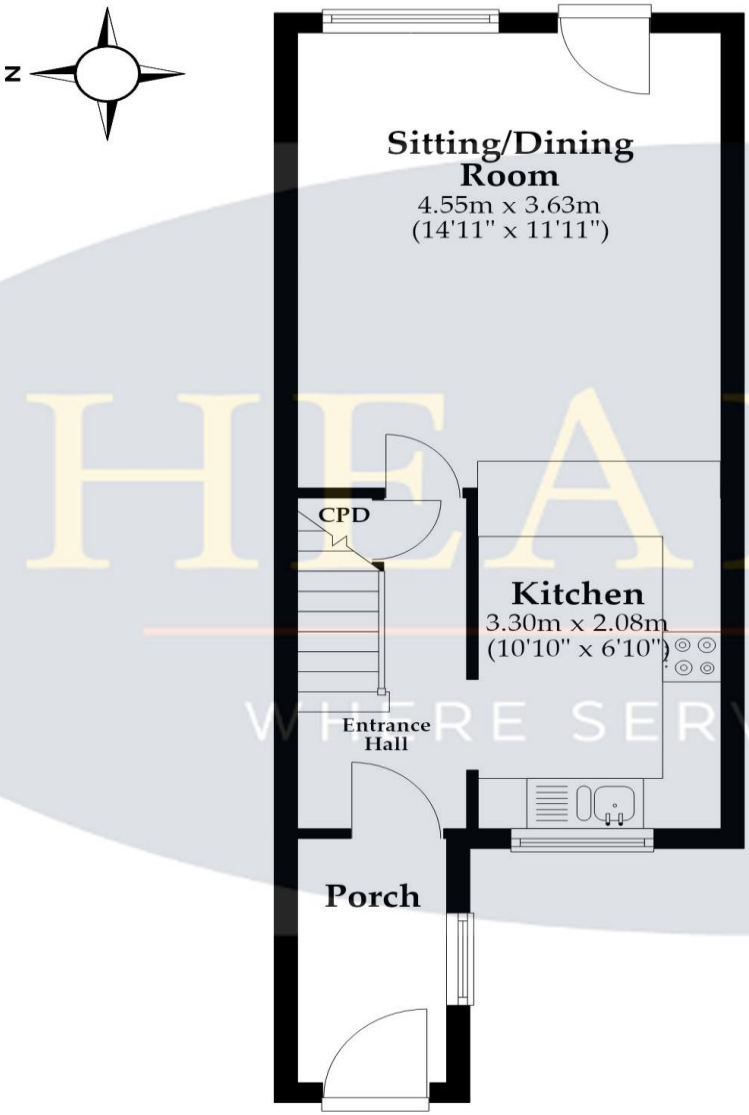




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

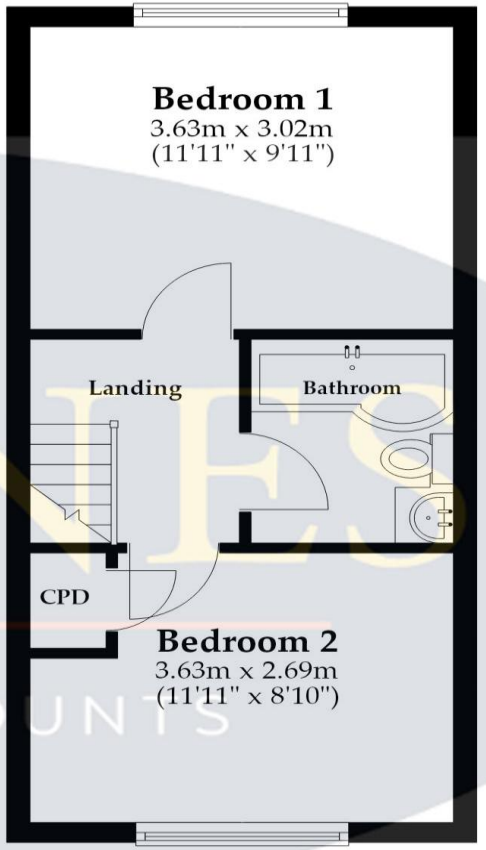
## Ground Floor

Approx. 32.1 sq. metres (345.4 sq. feet)




## First Floor

Approx. 28.9 sq. metres (310.7 sq. feet)




Total area: approx. 61.0 sq. metres (656.1 sq. feet)

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

LJT Surveying

HEARNES
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