



**HEARNES**

WHERE SERVICE COUNTS

**Corfe Mullen  
Dorset, BH21 3QY**

# Corfe Mullen, Dorset, BH21 3QY

## FREEHOLD PRICE: £335,000

A well presented three bedroom semi detached home with modern kitchen and good size accommodation throughout, off road parking and garage in a popular residential location. NO FORWARD CHAIN.

- Entrance porch leading to entrance hallway
- Spacious sitting/dining room enjoying a dual aspect
- Modern kitchen with range of base and eye level units with complementary worktops, inset gas hob with electric oven below and extractor fan over, integrated fridge freezer, space for washing machine, large storage cupboard, rear aspect window and side door to garden
- Three good size bedrooms, main bedroom with built in wardrobes and storage cupboard
- Bathroom with separate WC
- Double glazing and gas heating
- Outside: Tarmac driveway gives off road parking leading to garage. Small front lawn area with high hedging, side access gate leads to patio area with step up to tiered rear garden which is laid to lawn enclosed by panel fencing

The property is situated in a well established area which 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.

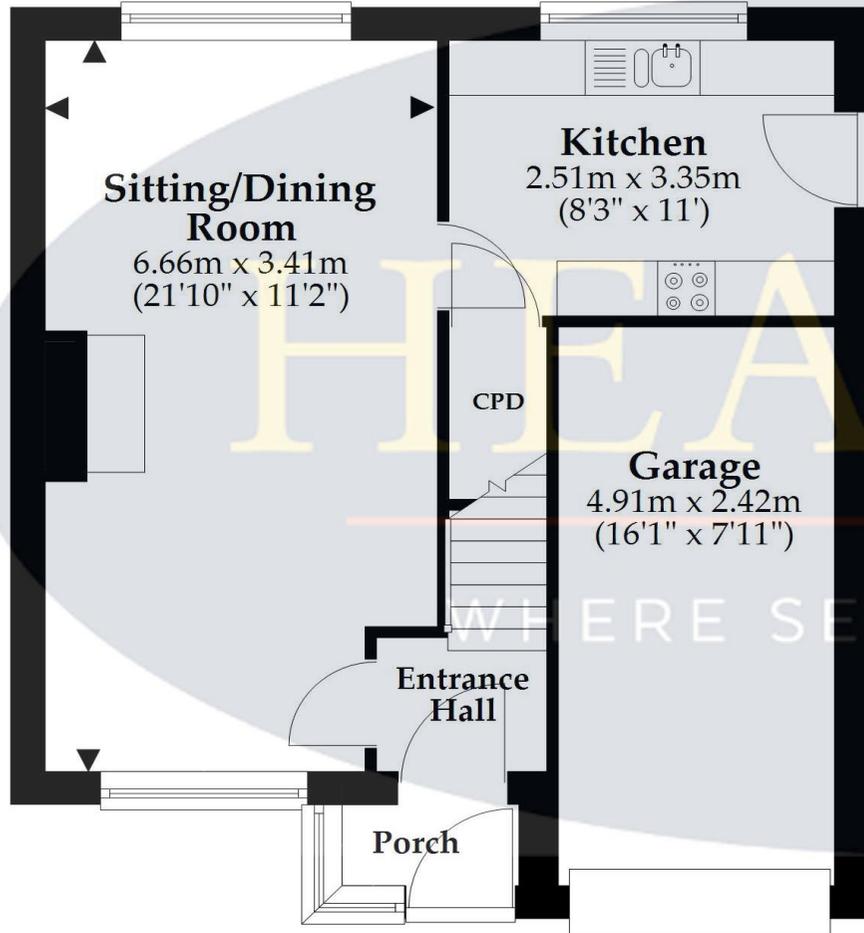
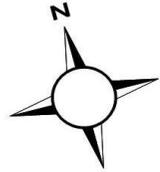
COUNCIL TAX BAND: C EPC RATING: D

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.



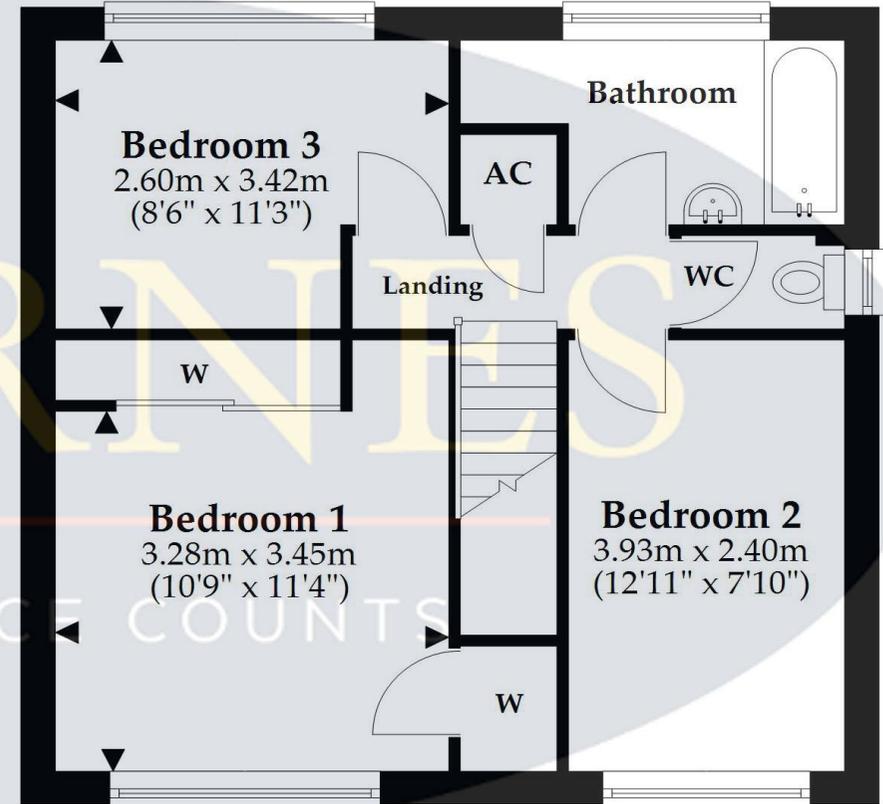
## Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



## First Floor

Approx. 45.6 sq. metres (491.4 sq. feet)



Total area: approx. 95.9 sq. metres (1032.1 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

