



HEARNES

WHERE SERVICE COUNTS

**Corfe Mullen
Dorset, BH21 3UF**

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FREEHOLD PRICE £294,000

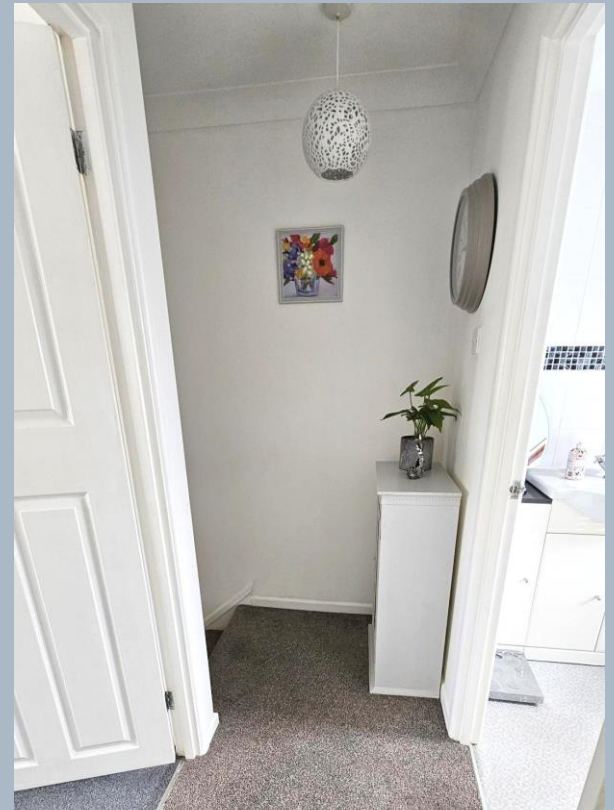
A well presented mid terraced two bedroom home with garage and garden with rear access set in the centre of the village within walking distance of the Co-op.

- Entrance hall with wood effect flooring throughout ground floor
- Kitchen with range of high gloss white units and complementary worktops, four ring gas hob, oven, fridge and space for dishwasher
- Stylish sitting room with sliding patio doors
- Two bedrooms, both with fitted wardrobes
- Superb bathroom with range of fitted furniture, shower, over bath, wash hand basin, WC and heated towel rail
- Rear garden laid to patio for ease of maintenance and rear access
- Garage with electric up and over door and power

The property is situated in a well popular location and is renowned for its sought after schools and in close proximity to Corfe Mullen offering a range of shops and amenities. It is approximately three miles from 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 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.

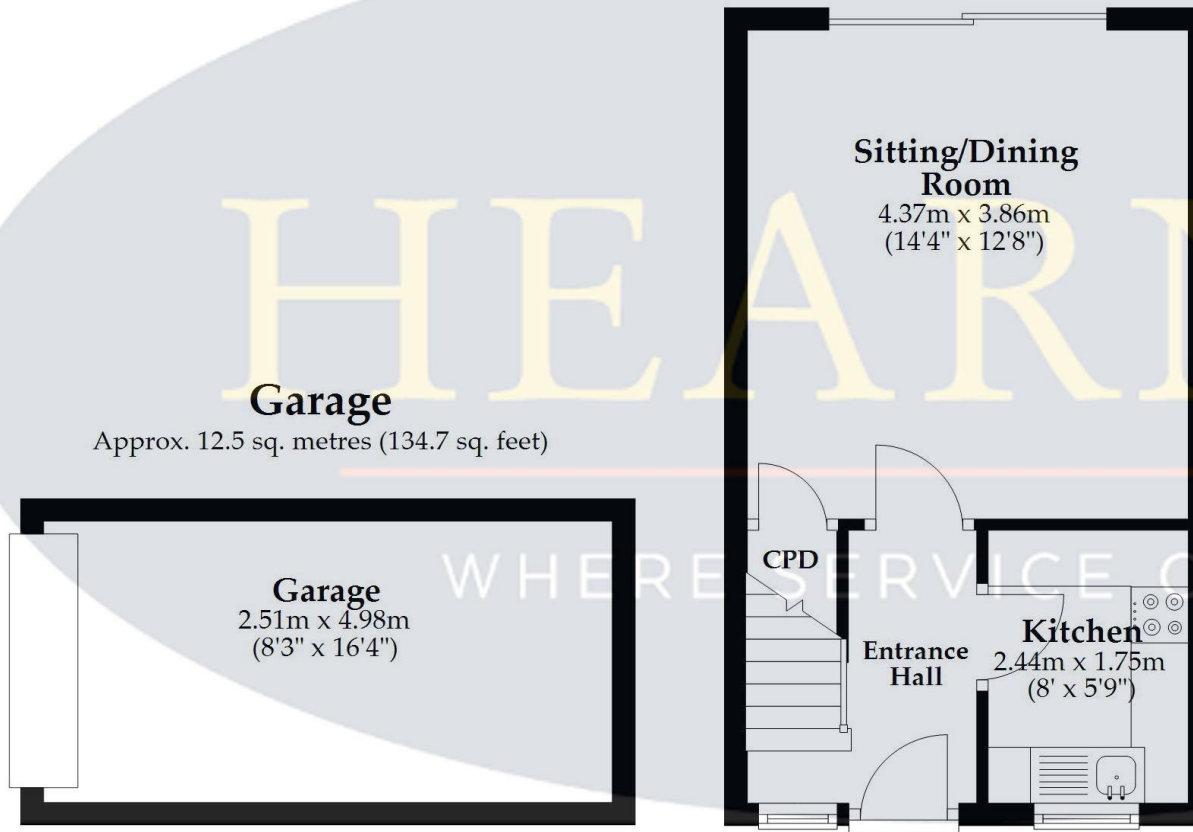


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.



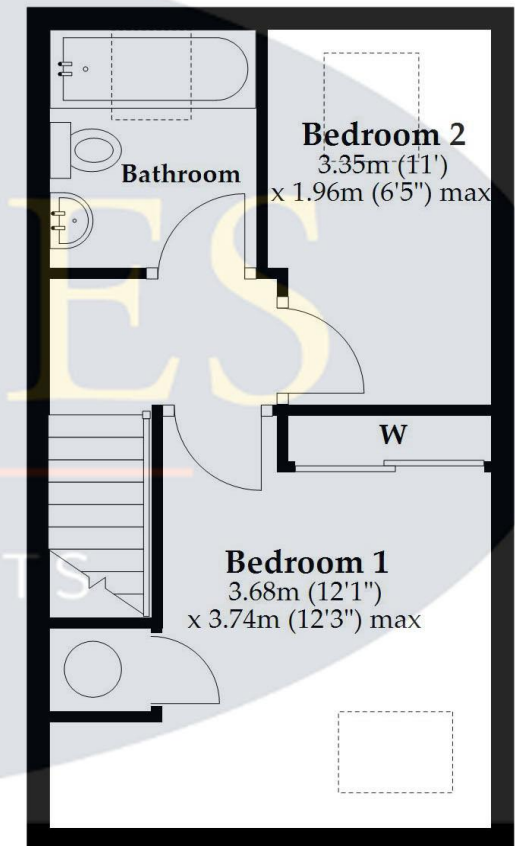
Ground Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

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