



## 3 Marian Road, Corfe Mullen, Wimborne BH21 3UJ

A rare and exciting opportunity to acquire this attractive extended two bedroom neo-Georgian town house set on the fringe of this ever popular development. With outstanding ground floor accommodation, this home is destined not to dwell on the market!

**EPC: 59 Council Tax Band: C Price: £289,950 Freehold**

 **2**  **1**  **2**





## Key Features

- TWO BEDROOMS
- LIVING ROOM
- WELL FITTED KITCHEN
- DINING/FAMILY ROOM
- DOUBLE GLAZING
- LANDSCAPED GARDEN
- CLOSE TO COUNTRYSIDE
- VENDOR SUITED
- EXCELLENT CONDITION
- MUST BE VIEWED

## The Property

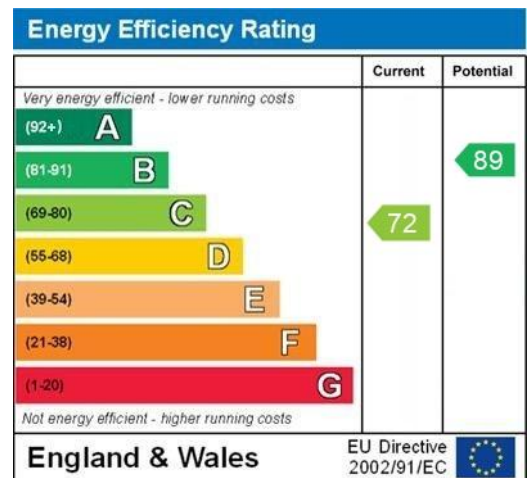
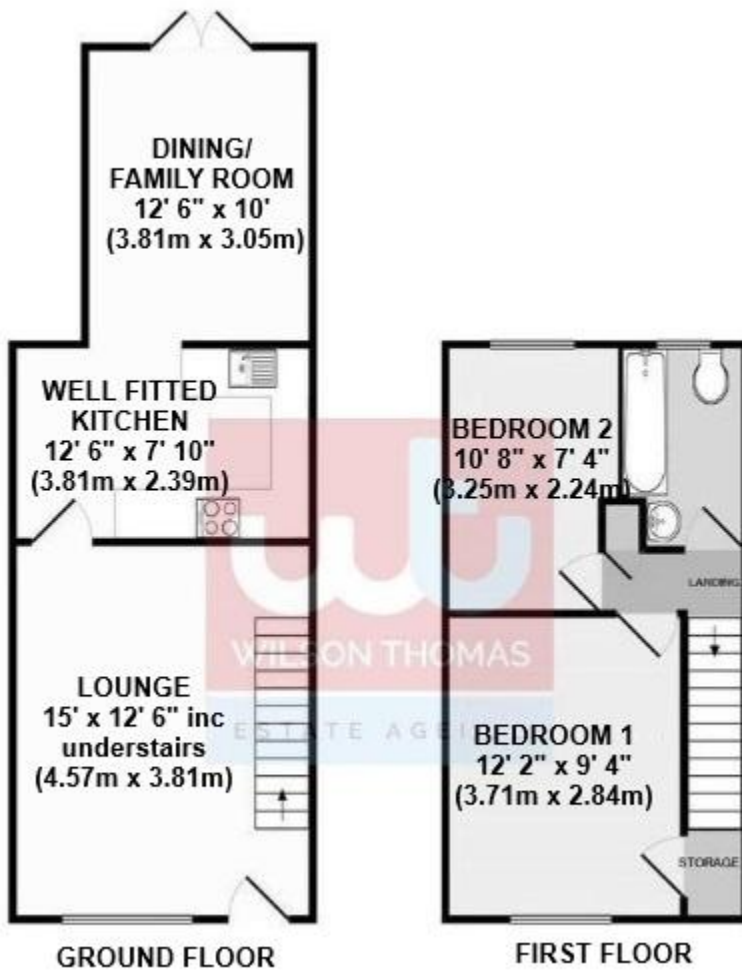
Found on a continually popular development, 3 Marian Road is located on the fringe of the village. A footpath leads to the front door which in turn continues to the living room where there is LVT flooring together with a window overlooking the front garden. A glazed panelled door continues into the well fitted kitchen with a range of integrated appliances. From the kitchen, an arched hatch and arched through way continues to the excellent dining/family room which could be used for a variety of purposes.

The LVT flooring continues throughout the ground floor and from the dining/family room double glazed

French doors lead out to the enclosed landscaped garden.

From the first floor landing, an access hatch leads to the loft area via a ladder, where one will find a combi gas boiler. The main bedroom has a built in single wardrobe and overlooks the front of the property. Bedroom 2 overlooks the rear, whilst there is a tiled bathroom adjacent.

The front garden is laid to lawn bordered by mature hedgerow. The landscaped rear garden has an artificial lawned area bordered by a variety of shrubs and timber panelled fencing, together with personal rear gate.



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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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