



4 Ralph Road, Corfe Mullen, Wimborne BH21 3NX

A three bedroom semi-detached home situated in this popular location and within close proximity to popular schooling for all age groups and local amenities.

EPC: TBC Council Tax Band: C Price: £340,000 Freehold

 **3**  **1**  **2**





Key Features

- THREE DOUBLE BEDROOM SEMI-DETACHED HOME
- LOUNGE WITH BOW WINDOW
- SEPARATE DINING ROOM
- SUN LOUNGE
- KITCHEN
- UTILITY AREA
- OFF ROAD PARKING
- GAS FIRED HEATING
- UPVC DOUBLE GLAZING, FASCIAS & SOFFITS
- NO FORWARD CHAIN

The Property

Situated in a popular and established residential location is this extended home.

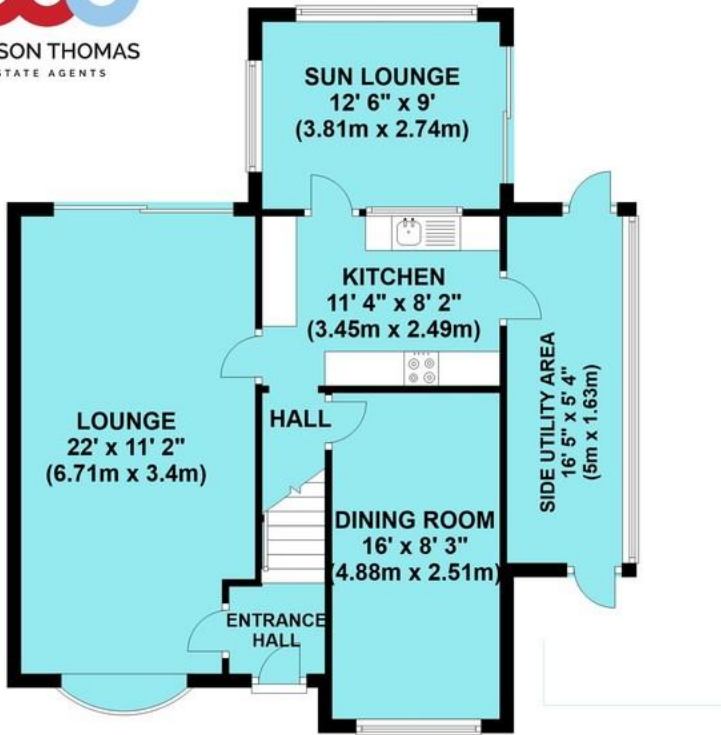
The accommodation comprises of a reception hall leading to a generous lounge with bow window to the front aspect and patio doors overlooking the rear garden. There is then a kitchen which leads to a separate dining room, a sun lounge overlooking the rear garden and to the side of the property a UPVC double glazed utility area housing the gas fired boiler serving the hot water. To the first floor there are three double bedrooms, a bathroom and separate WC.

Outside a double width tarmac driveway provides off road parking for two vehicles and the garden has then been predominantly laid to lawn and the rear garden is well established with a number of specimen plants, patio area and lawn and enclosed by timber panelled fencing. There is also a garden shed.

The property requires modernisation throughout, but offers an ideal opportunity for those purchasers wishing to put their own 'stamp' on a home. The house does benefit from UPVC double glazing and UPVC fascias and soffits.

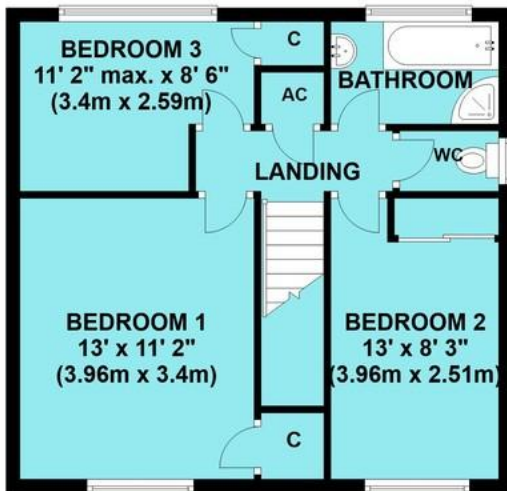
Ground Floor

Approx. 67.1 sq. metres (722.4 sq. feet)




First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 113.1 sq. metres (1216.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	83
(55-68)	D	
(39-54)	E	
(21-38)	F	29
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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