



4 Henbury Close, Corfe Mullen, Wimborne BH21 3TF

Offered for sale with the benefit of No Forward Chain is this generous three double bedroom, two reception room semi-detached home with separate outbuilding/annexe.

EPC: TBC **Council Tax Band:** C **Price:** £375,000 Freehold







Key Features

- THREE DOUBLE BEDROOM SEMI-DETACHED HOME
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- ANNEXE WITH SHOWER ROOM
- OFF ROAD PARKING
- SOLAR PANELS
- UPVC DOUBLE GLAZING & SMOOTH SET CEILINGS
- NO FORWARD CHAIN

The Property

An exciting opportunity to acquire a most spacious, extended, three double bedroom semi-detached family home with a self-contained annexe, located on this continually sought after development.

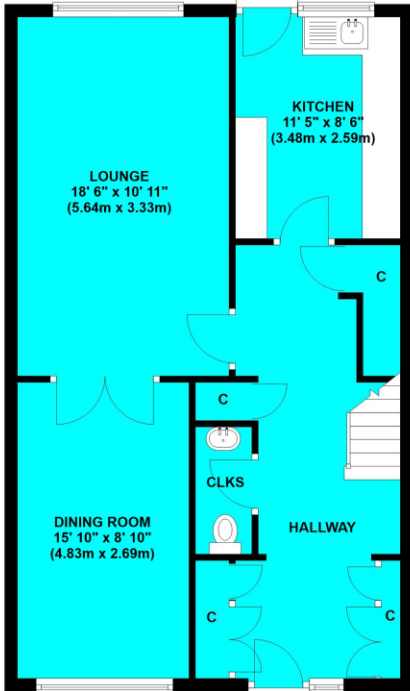
Upon entering the property, there is a spacious entrance hall with a cloakroom, which serves all principal ground floor rooms. There is the added benefit of an additional reception room, together with the excellent living room and fitted

kitchen. From the kitchen there is a door leading out to the garden.

Prospective buyers will be pleased to find three double bedrooms on the first floor, together with a bathroom. Other notable features include SELF-CONTAINED ANNEXE with a shower room, solar panels, UPVC double glazing and double width parking to the front.

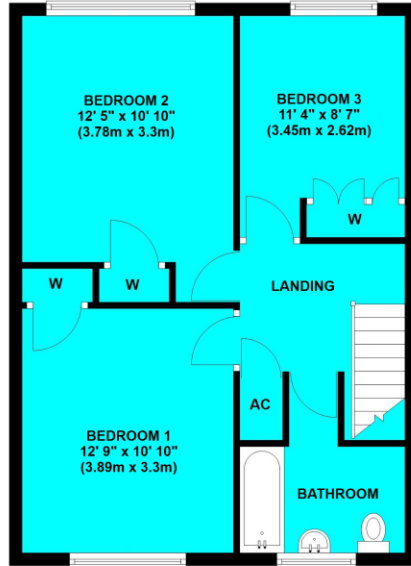
Ground Floor

Approx. 62.7 sq. metres (675.2 sq. feet)



First Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



Total area: approx. 113.7 sq. metres (1223.5 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 and 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		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk