



46 Corfe View Road, Corfe Mullen BH21 3NA

Offered for sale for the first time since construction approximately 60 years ago and benefitting from a large rear garden.

EPC: TBC **Council Tax Band:** D **Price:** £450,000 Freehold







Key Features

- THREE BEDROOMS
- TWO RECEPTIONS
- MODERN SHOWER ROOM & CLOAKROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING FOR THREE VEHICLES
- GARAGE
- SUNNY WESTERLY FACING REAR GARDEN
- CONSERVATORY
- NO FORWARD CHAIN

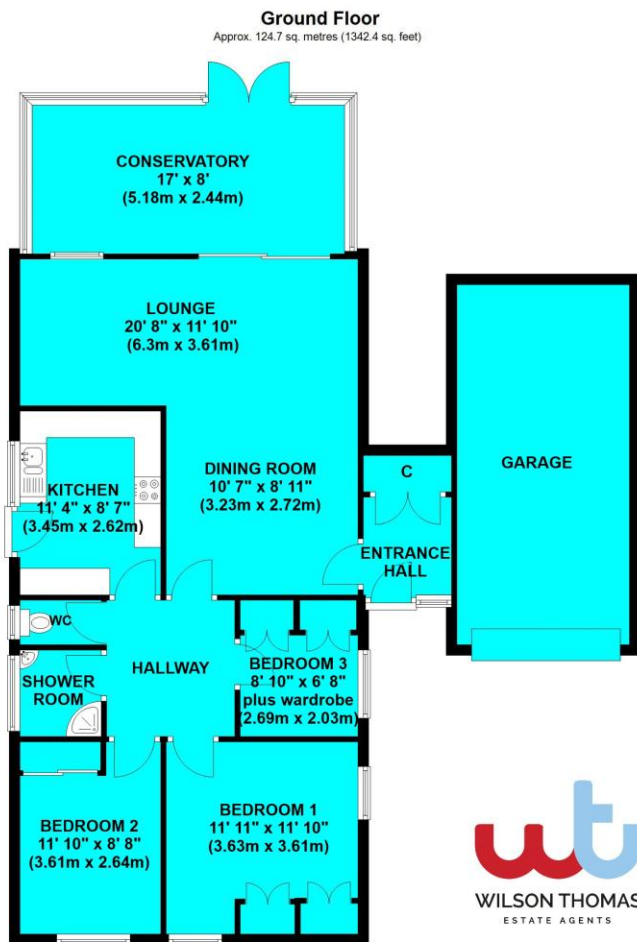
The Property

This bungalow, which has been lovingly maintained by the current owners, is situated in a quiet and established residential location and within a moments level walk of local amenities including shops, doctors, dentists and a Public House.

The accommodation comprises an entrance vestibule with storage leading to a generous 'L' shaped lounge/dining room with conservatory overlooking the large and private rear garden. From the lounge an inner hallway accesses the

kitchen and three bedrooms with a modern fitted shower room and adjacent WC.

A driveway provides off road parking for three vehicles and leads to the garage with a separate boiler room with additional access to the rear garden. The rear garden is a particular feature enjoying a sunny aspect with a patio, garden shed and greenhouse. The garden offers a large degree of privacy and a good expanse of lawn which leads to a large section of wild garden.



Total area: approx. 124.7 sq. metres (1342.4 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		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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

www.wilsonthomas.co.uk



rightmove



WILSON THOMAS
ESTATE AGENTS