



## 5 Philipps Road, Corfe Mullen, Wimborne BH21 3NN

A very well presented three bedroom, two reception room, family home situated in a convenient location close to popular schooling and amenities.

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

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







## Key Features

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS RECEPTION HALL WITH CLOAKROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- SHAKER STYLE KITCHEN
- BLOCK PAVED DRIVEWAY WITH AMPLE OFF ROAD PARKING
- GARAGE
- OWNER SUITED

## The Property

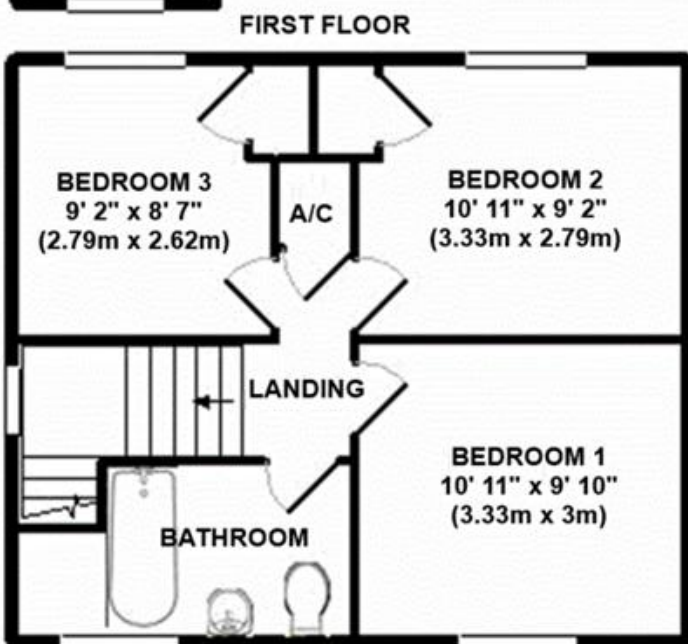
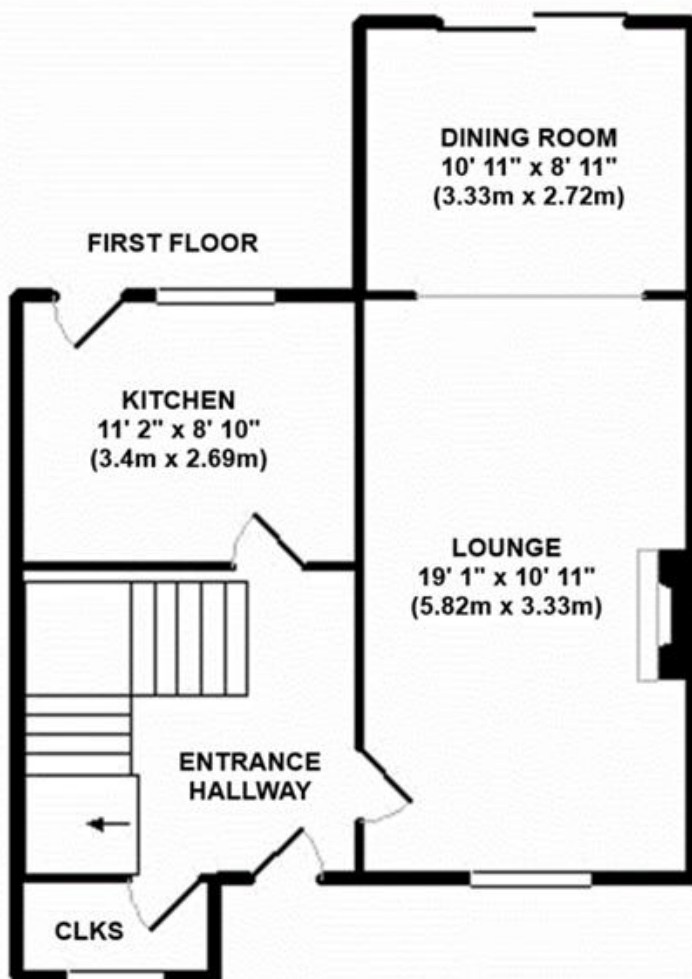
Situated in this popular and established residential location is this three bedroom semi-detached family home. Within walking distance there is popular schooling for all age groups and further afield both the boys' and girls' grammar schools. Also located close by is a supermarket, doctors, dentists and private health club.

The property, which benefits from gas fired central heating and UPVC double glazing, has a generous reception hall with ground floor cloakroom, there is then a good size lounge leading to a separate dining room which has been extended to the rear of the

house and overlooks the rear garden. The Shaker style kitchen has integrated appliances, and to the first floor there are three bedrooms and a modern family bathroom.

The block paved driveway provides ample off road parking and leads to the single garage. The rear garden has been arranged for ease of maintenance being predominately laid to patio and lawn, is fully enclosed and there is a garden shed providing additional storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	76
EU Directive 2002/91/EC		
www.epcau.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.

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