



8 Marian Close  
Corfe Mullen, Wimborne, BH21 3UH

£350,000





**8 Marian Close**  
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A beautifully presented 3-bedroom terraced house with a superb conservatory overlooking an approx. 75' rear garden. The home features a fitted kitchen with integral garage access, and a fitted bathroom with shower over bath. Situated within the catchment for sought-after schools, this property is also conveniently located just ½ mile from Corfe Mullen's local shops. EPC D.

The front door opens into a porch with stairs to the first floor and access to the bright, spacious living room, which has a feature fireplace and double doors into the recently constructed conservatory with underfloor electric heating, overlooking the garden.

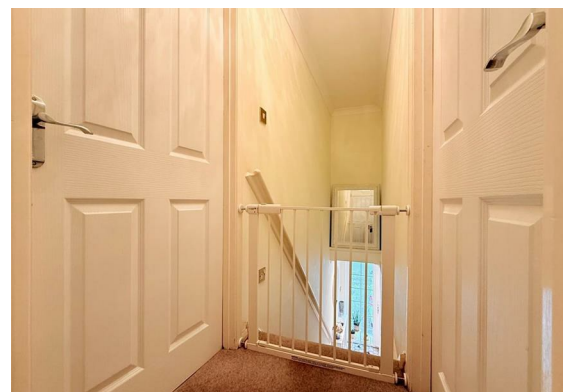
The modern fitted kitchen overlooking the rear gardens features a range of fitted base and wall units and has a door leading into the integral garage

Upstairs are three bedrooms, including a main bedroom with built-in wardrobes, and a spacious fitted bathroom with Aqualisa shower over the bath and Amtico flooring.

Externally, the property offers front parking, a single integral garage with electric door, and a 75' rear garden with patio, lawn, fencing, and mature shrubs and trees.









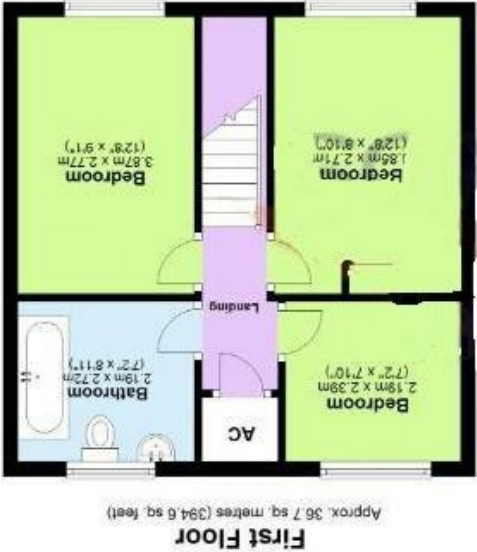
Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

Total area: approx. 89.9 sq. metres (967.7 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.



Area Map



Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
		Potential
		Current
		64
		84

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