



## Hayloft Cottage, 36 Wareham Road, Corfe Mullen, BH21 3LE

A charming 3 bedroom semi-detached cottage set in central Corfe Mullen close to schools and shops, offered with no forward.

- 3 bedrooms
- Sitting room
- Kitchen/dining room
- Well presented
- Modern white bathroom suite
- Gated driveway
- Low maintenance gardens
- Gas central heating
- Newly fitted double glazed windows
- No onward chain

### ASKING PRICE:

£315,000 (Freehold)

### EPC RATING:

Band - D



## THE PROPERTY

The property is situated in Corfe Mullen, a sought-after village location which offers a good range of shops and amenities together with sought after schooling. Set back from the road, approached via a shared driveway there is a private gated drive providing parking for several vehicles.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor. The sitting room is dual aspect with a fitted understairs cupboard.

The kitchen offers a range of base and eye level units, a cooker and tiled splash backs. There is space and plumbing for various other appliances.

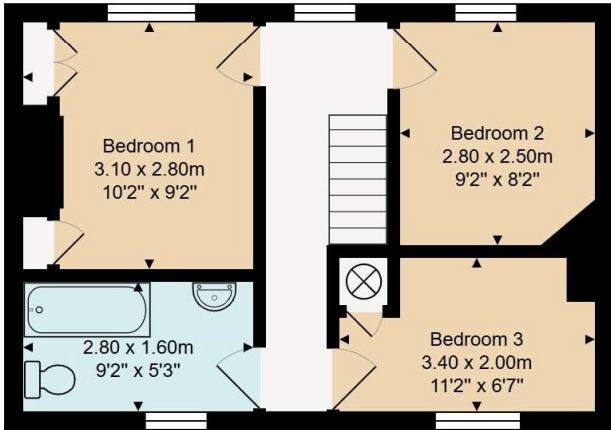
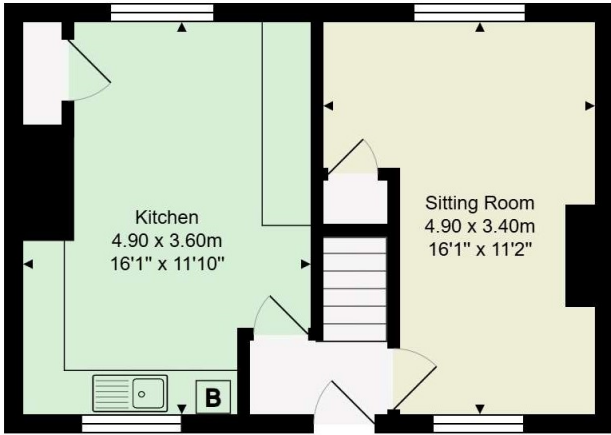
Upstairs there are three bedrooms. Bedroom one has fitted wardrobes, whilst in bedroom 3 is the built-in airing cupboard. The bathroom has a modern white 3 piece suite including a bath with shower over.

Outside there is a shingle driveway. All the gardens are to the front of the property, laid mainly to lawn enjoying a good degree of seclusion.

## ADDITIONAL INFORMATION

Council tax – C

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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