

HEARNES

WHERE SERVICE COUNTS

Corfe Mullen
Dorset, BH21 3HS

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FREEHOLD PRICE: £440,000

A delightful 1950's character recently refurbished two double bedroom bungalow set on a quiet unmade road with off road parking and garage within easy reach of local amenities.

- Entrance hall with loft access and quality laminate flooring
- Kitchen/diner with a range of matt white units and complementary worktops, free standing cooker and walk in larder
- Sitting room with open fireplace, quality laminate flooring and bay window with front aspect
- Two double bedrooms, one with garden views and one with bay window and fitted wardrobes with front aspect
- Modern shower room with walk in shower, pedestal wash hand basin, WC and decorative quality vinyl flooring
- Elevated position with views from the sun terrace
- Rear garden with elevated sun terrace and lawn enclosed by fencing
- Off road parking and garage

The property is close to several popular local schools and in close proximity to local amenities including a petrol station, gym, two Co-ops and the Recreation Ground. It is within 2.5 miles of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

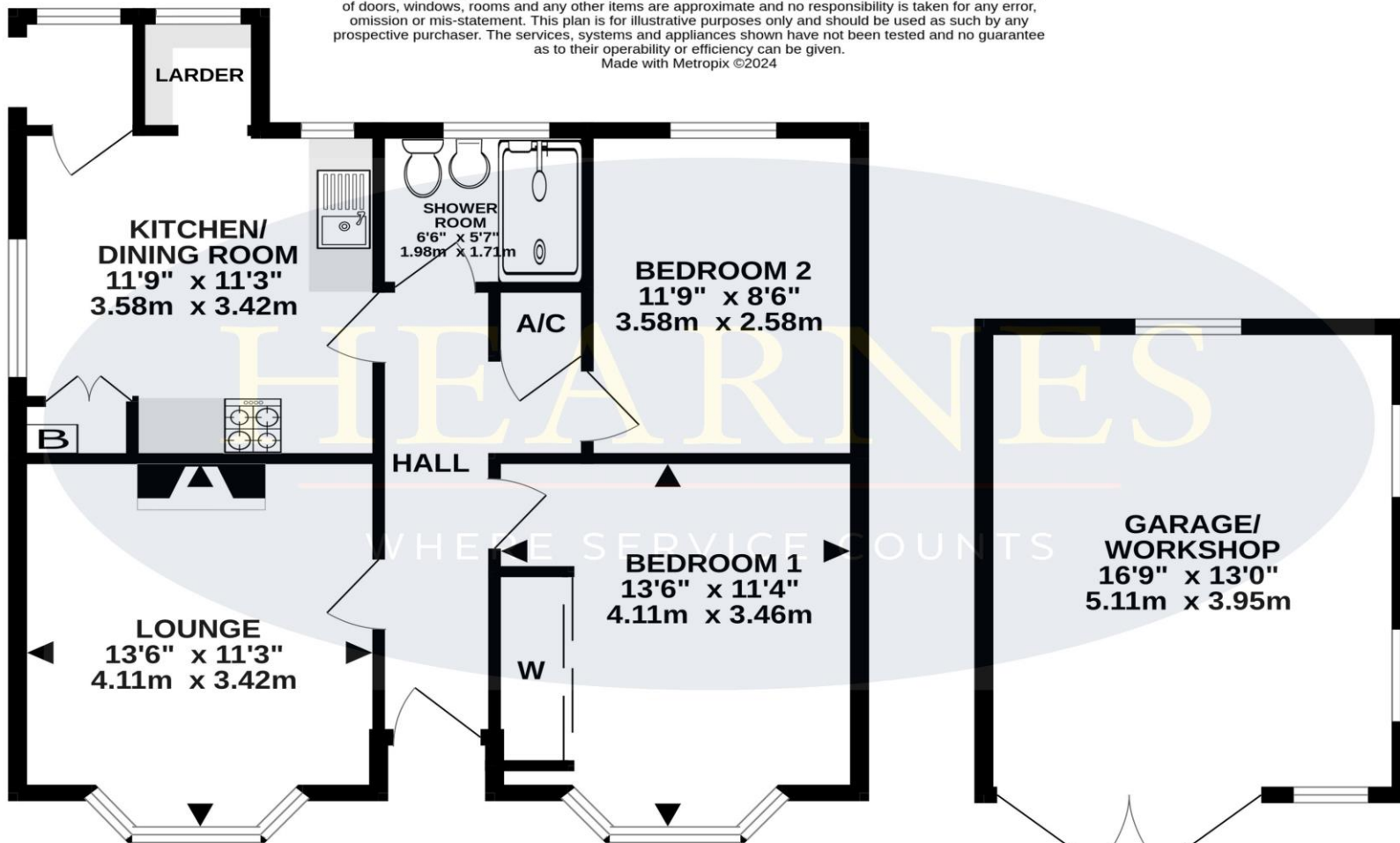




TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
217 sq.ft. (20.2 sq.m.) approx.





www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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