Hillier Wilson

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88 Hadrian Way
Corfe Mullen
Wimborne BH21 3XF

Price **£335,000** Freehold

A VERY WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE IN A QUIET CUL-DE-SAC LOCATION, BENEFITTING FROM A CONSERVATORY AND TWO BATHROOMS. OFFERED FOR SALE WITH NO FORWARD CHAIN.

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OnTheMarket rightmove

Total area: approx. 72.1 sq. metres (776.6 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 effenciency can be given
Plan produced using PlanUp.

* ENTRANCE HALLWAY

* KITCHEN 10’4” x 6’1” (3.16m x 1.85m)

* LOUNGE 12’9” x 11’6” (3.93m x 3.53m)

* CONSERVATORY 9’4” x 6’7” (2.86m x 2.04m)

* STORE ROOM 8’2” x 7’1” (2.49m x 2.16m)

* GROUND FLOOR WET ROOM 9’4” x 3’5” (2.86m x 1.06m)

* STAIRS LEAD FROM THE ENTRANCE HALL TO THE FIRST FLOOR LANDING

* BEDROOM ONE 10’9” TO WARDROBE FRONTS x 10’3” (3.32m x 3.13m)

* BEDROOM TWO 9’5” x 6’1” (2.89m x 1.85m)

* BATHROOM 6’5” x 5’6” (1.98m x 1.76m)

* FRONT AND REAR GARDENS

* DRIVEWAY PROVIDING OFF ROAD PARKING

* DOUBLE GLAZED WINDOWS

* GAS FIRED CENTRAL HEATING WITH RADIATORS

ABOUT THIS PROPERTY

UPVC glazed front door leads to the entrance hallway. Archway through to the kitchen with a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer sink unit with mixer tap, double oven with four ring burner electric hob with extractor fan above, integrated fridge/freezer, roll top work surfaces, space and plumbing for dishwasher and washing machine and part tiled walls. The lounge has double opening doors leading to the rear garden and understairs storage cupboard. The lounge is open plan to the conservatory with tiled floor, triple aspect windows and double opening doors to the rear garden. The single garage has been converted to a store room and ground floor wet room with wall mounted shower, wall mounted heated towel rail, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, extractor fan and fully tiled walls and floor.

Stairs lead from the entrance hallway to the first floor landing where there is access to loft space and built in cupboard housing the 'Worcester' gas fired central heating boiler with slatted shelving. Bedroom one is to the front of the property with built in wardrobes. Bedroom two is to the rear also with built in wardrobe. The family bathroom comprises panel enclosed bath with mixer tap, wall mounted shower, low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mounted mirrored medicine cabinet, part tiled walls and extractor fan.

The front of the property is laid to shingle with shrub and herbaceous borders and block paved driveway providing off road parking. The landscaped and well stocked rear garden has shrub and herbaceous borders, low maintenance artificial lawn and paved patio areas.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights continue straight across passing Corfe Hills School on the left. At the next roundabout turn right into Lockyers Road and then first right into Roman Heights. At the T-junction turn left into Hadrian Way.

COUNCIL TAX: Band C Dorset Council.

ENERGY EFFICIENCY RATING: To be confirmed

VIEWING: Strictly by appointment through **HILLIER WILSON**.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2105