



12 Link Rise, Corfe Mullen BH21 3QP

An excellently presented three double bedroom home situated in a non-estate location and within walking distance of local amenities and popular schooling. Offered for sale with the benefit of No Forward Chain.

EPC: 62 Council Tax Band: C Price: OIEO £375,000 Freehold

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





Key Features

- THREE DOUBLE BEDROOM HOME
- GOOD SIZE RECEPTION HALL
- DOWNSTAIRS CLOAKROOM
- LOUNGE WITH BI-FOLD DOORS TO CONSERVATORY
- FITTED KITCHEN
- CONTEMPORARY BATHROOM
- SMOOTH PLASTERED CEILINGS TO THE MAJORITY OF ROOMS
- OAK VENEERED DOORS THROUGHOUT
- OFF ROAD PARKING & GARAGE
- NO FORWARD CHAIN

The Property

Situated in this quiet and established residential location is this delightful family home benefiting from gas fired heating with radiators and UPVC double glazing.

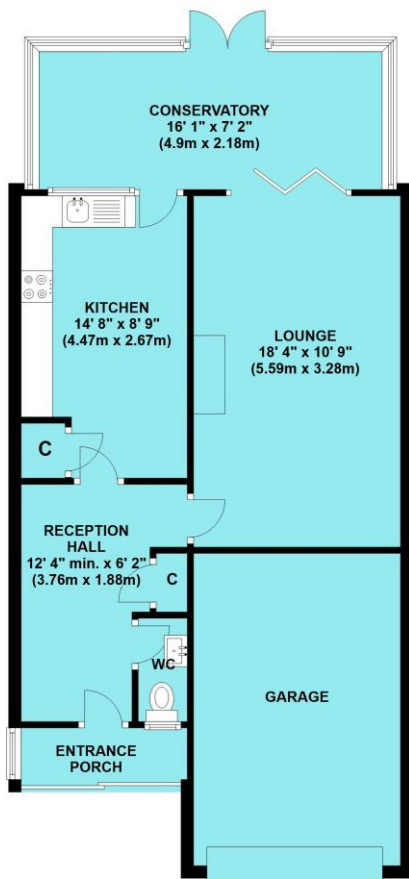
An entrance porch leads to a good size reception hall with understairs storage, further large storage cupboard and ground floor cloakroom. There is then a generous sitting room with bi-fold doors opening to the conservatory/dining room enjoying an elevated outlook over the garden beyond, a connecting door from the conservatory returns to the kitchen.

To the first floor there is a good size landing area with three double bedrooms with fitted wardrobes to two of the bedrooms and a contemporary bathroom.

To the front of the property a wide tarmac driveway provides off road parking for numerous vehicles and leads to the garage and the rear garden has been arranged for ease of maintenance with an area of decking leading to an artificial lawn enclosed by close boarded timber panelled fencing and raised sleepers. To the rear of the house there are extensive views over Corfe Mullen.

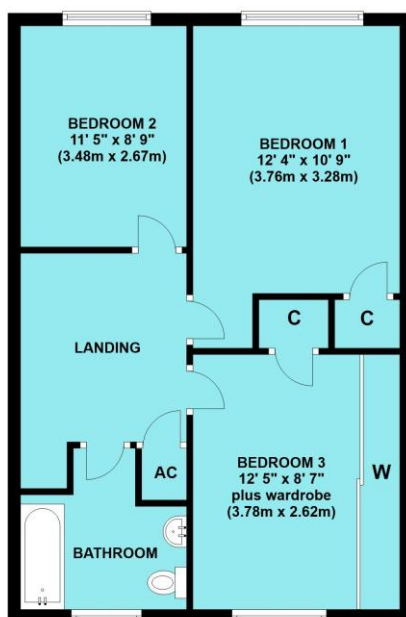
Ground Floor

Approx. 73.4 sq. metres (790.3 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.3 sq. feet)



Total area: approx. 130.8 sq. metres (1407.5 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

