



Phelipps Road, Corfe Mullen, Wimborne, Dorset

Asking price £315,000

CORFE MULLEN £315,000 ASKING PRICE. Take a look at this spacious three bedroom mid terraced house in Corfe Mullen. It benefits from a good sized lounge running off the back of the property, with a feature fireplace and door to the rear garden. Modern fitted white kitchen and downstairs cloakroom. The additional ground floor reception room was originally a garage. Upstairs there are three good sized double bedrooms, with two having built in wardrobes. Fully tiled modern bathroom with white suite. Rear garden with a patio and lawn area and tarmac driveway parking for several cars to the front of the property. This house is located in a good school catchment area, is offered with **NO FORWARD CHAIN** and would make a great **FAMILY HOME OR FIRST TIME BUY**. Keys in the office and ready for viewings. **FLOOR PLAN TO FOLLOW.**



FRONT DOOR AND ENTRANCE HALL

12'7" x 3'5" (3.86 x 1.05)

Double glazed door leading into the entrance hall. White ceiling, emulsion painted walls and fitted wood laminate flooring. Ceiling lighting. Light switches. Doors to all ground floor rooms.

KITCHEN

12'1" x 7'0" (3.70 x 2.14)

Door leading into this modern fitted kitchen with white ceiling, part tiled in white brick shaped tiles and part emulsion painted walls. Fitted flooring. Ceiling lighting. Light switch, plug sockets and fuse switches. A range of white fronted units with metal handles and laminate worktops. Sink with drainer and mixer tap. Upvc double glazed window overlooking the front aspect. Stainless steel gas hob, stainless steel oven and grill. Space and plumbing for washing machine and space for fridge freezer. Stainless steel extractor with glass trim and light. One and half bowl metal sink with mixer tap. Wall mounted Worcester Bosch boiler.

DOWNSTAIRS CLOAKROOM

5'10" x 3'3" (1.79 x 1.00)

Door leading from the hall into this ground floor cloakroom. Emulsion painted walls and fitted flooring. White wc with seat and lid and flush, white sink with metal fittings. Built in cupboard. Ceiling lighting. Radiator. Towel ring.

GROUND FLOOR BEDROOM/ RECEPTION ROOM

16'11" x 7'8" (5.18 x 2.35)

Door leading from the hall into this ground floor reception/ bedroom with front facing aspect. This space was converted into a room from the garage. It has white ceiling, part papered and part emulsion painted walls and fitted wood laminate flooring to part. Radiator. Upvc double glazed window overlooking the driveway. Built in cupboard wardrobe with two doors and rail inside. Ceiling lighting.

LOUNGE

19'3" x 19'3" (5.89 x 5.89)

Door leading from the hall into this good sized lounge reception rooms with rear facing aspect. White ceiling, emulsion painted walls and fitted wood laminate flooring. Ceiling lighting. Radiator. Feature fireplace. Upvc double glazed window overlooking the rear garden. Upvc double glazed patio door leading outside to the rear garden.

REAR GARDEN

27'9" x 19'9" (8.47 x 6.04)

This sunny aspect rear garden has a small wooden decked area and patio, with the remainder being laid to lawn.

STAIRS AND LANDING AREA

9'6" x 8'8" (2.91 x 2.66)

Leading from the entrance hall with stairs to first floor and landing area. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Built in cupboard on the landing. Doors to all first floor rooms.



BEDROOM ONE (DOUBLE REAR MAIN)

13'0" x 10'2" (3.98 x 3.10)

Door leading from the landing into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch and plug sockets. Radiator. Upvc double glazed window overlooking rear garden. A range of built in wardrobes with three sliding doors and shelving and rails inside along with a fitted dressing table.

BEDROOM TWO (DOUBLE FRONT)

11'3" x 10'1" (3.43 x 3.09)

Door leading from the landing area into the bedroom with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Upvc double glazed window overlooking the front aspect. Light switch and plug sockets. Radiator.

BEDROOM THREE (DOUBLE REAR)

9'4" x 8'9" (2.87 x 2.68)

Door leading from the landing into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Radiator. Light switch and plug sockets. Built in double wardrobe with two doors and hanging rail inside. Upvc double glazed window overlooking rear aspect.

BATHROOM

8'7" x 5'3" (2.64 x 1.61)

Door leading from the landing area into this modern style bathroom. White ceiling, tiled walls and fitted lino flooring. White bath with glass shower screen, wall mounted shower with chrome effect fittings. White sink with chrome effect fittings. White wc with seat, lid and flush cistern. Double glazed window upvc. Wall mounted mirror. Radiator. Light pull cord.

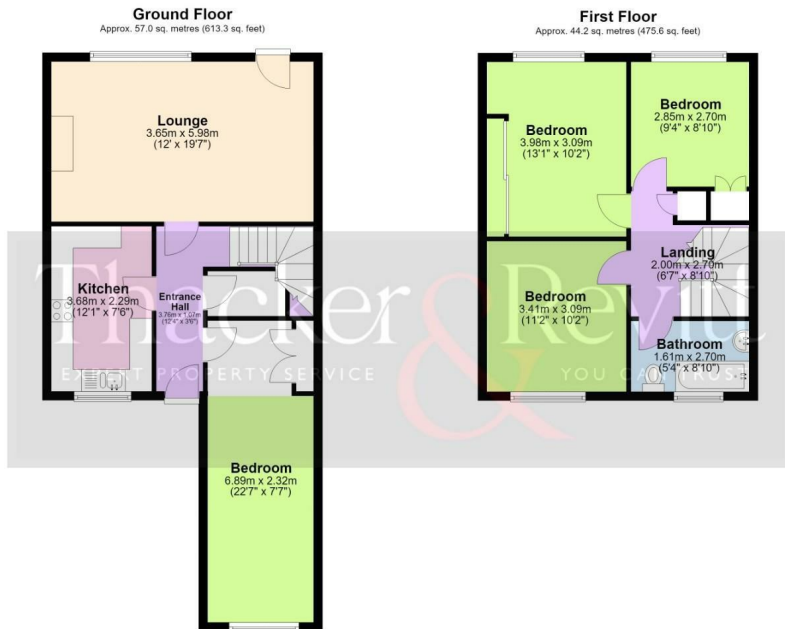
OUTSIDE FRONT

Tarmac parking for several cars to the front of the property. Border with plants. Gas and electric meters to the right of the front door.

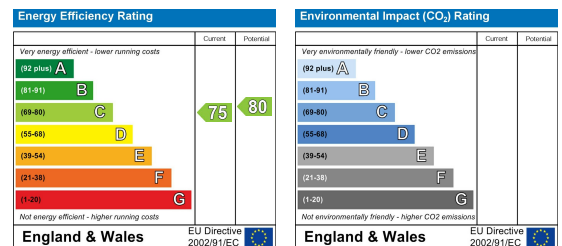


Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.



Consumer Protection from Unfair Trading Regulation

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 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 with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



Professionals in
Residential Sales
and Lettings

T: 01202 748999 • F: 01202 748545

email: sales@thackerandrevitt.co.uk

email: lets@thackerandrevitt.co.uk

www.thackerandrevitt.co.uk

Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88