



HEARNES

WHERE SERVICE COUNTS

**Corfe Mullen
Dorset, BH21 3UF**

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FREEHOLD PRICE: £275,000

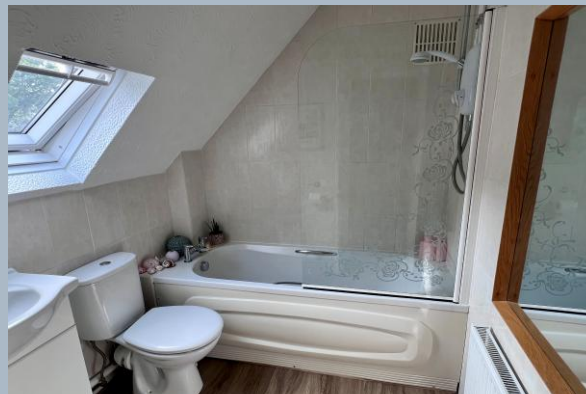
An immaculately presented and stylish semi-detached mews home offering two bedrooms, private south facing rear garden and garage in a popular location close to local shops, schools and bus routes. NO FORWARD CHAIN.

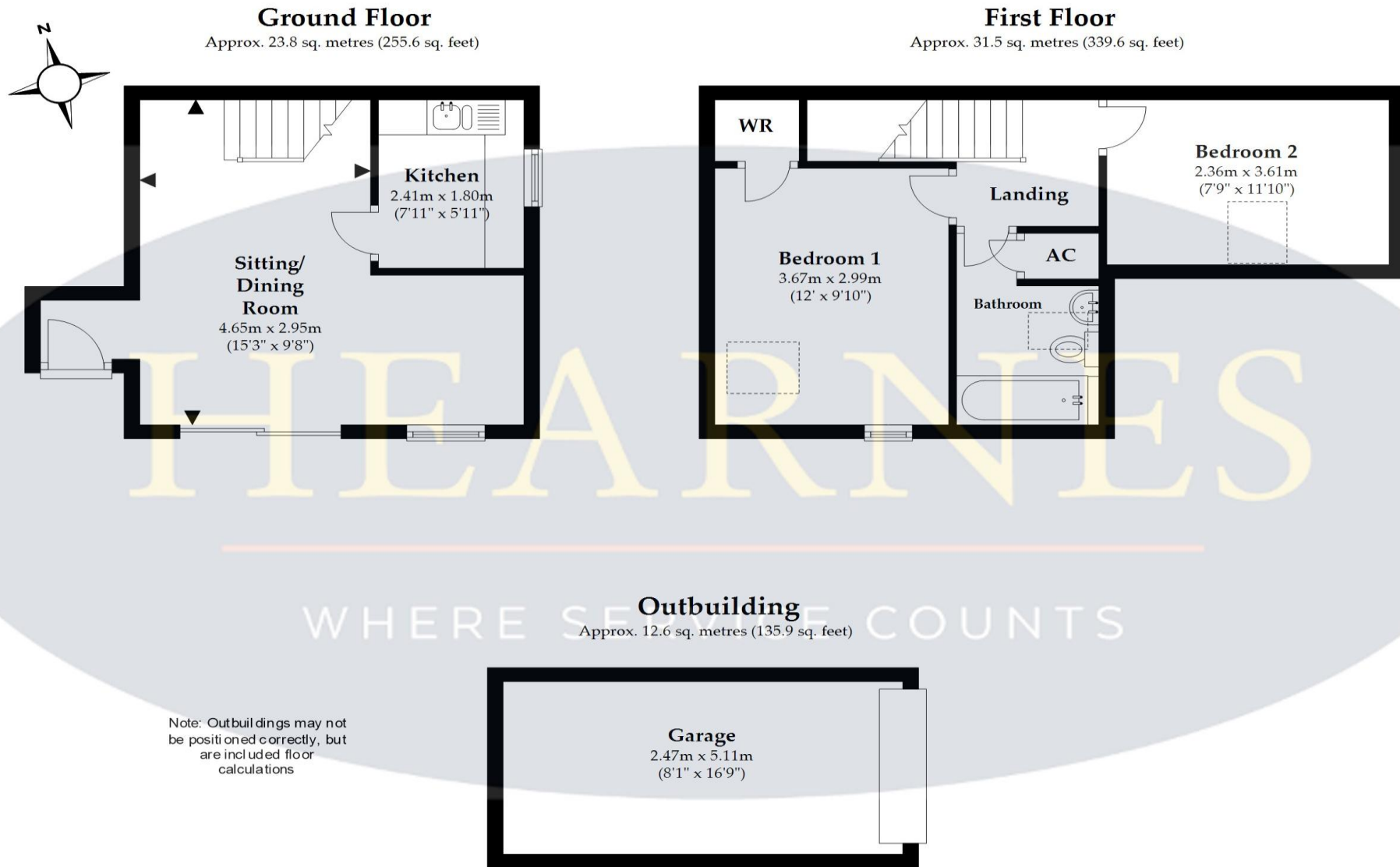
- Front door with outside light leading to entrance lobby
- Good size sitting/dining area with understairs storage cupboard and double-glazed patio door leading into the garden
- Small modern kitchen with range of base and eye level units with complementary wood effect worktops, inset halogen hob with electric oven below and extractor fan over, space for appliances and matching cupboard housing boiler
- Two spacious bedrooms: both with sloped ceiling and Velux window
- Bathroom with white three-piece suite with bath, shower screen and electric shower over, vanity unit with wash hand basin, WC, fully tiled and airing cupboard
- Double glazing and gas heating
- Outside: a tarmac driveway leading down one side of the property gives access to visitor parking bays and garage in block. A particular feature to the property is a private walled landscaped garden with a patio area and lawn with an abundance of attractive flowers and shrub borders

The property is situated in a well established area which is renowned for its sought after schools and in close proximity to the local shops and amenities of Corfe Mullen.

COUNCIL TAX BAND: C 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 area: approx. 67.9 sq. metres (731.1 sq. feet)  **LJT SURVEYING**

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

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