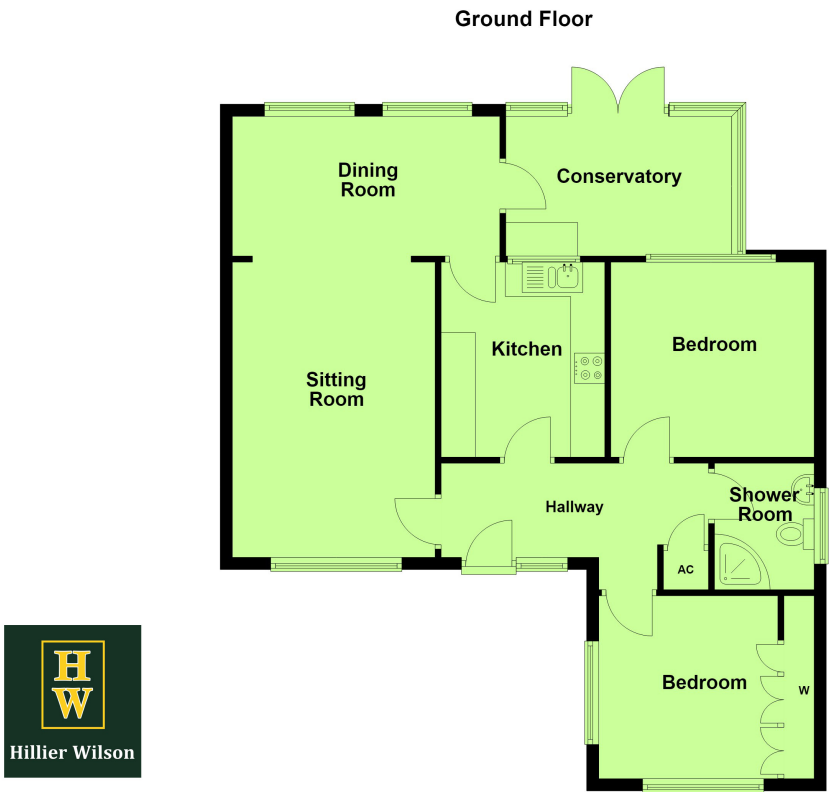


24 Hillside Road
Corfe Mullen
Wimborne BH21 3SF

Price **£395,000** Freehold



AN OPPORTUNITY TO ACQUIRE A TWO
BEDROOM DETACHED BUNGALOW SET
IN A SEMI RURAL LOCATION, NOW IN
NEED OF SOME UPDATING AND OFFERED
TO THE MARKET WITH NO FORWARD CHAIN.



Total area: approx. 79.3 sq. metres (853.1 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 efficiency can be given

Plan produced using PlanUp.

*** ENTRANCE HALLWAY**

*** LOUNGE/DINING ROOM 23'3" (MAXIMUM) x 10'9" EXTENDING TO 14'4"**
(7.1m x 3.32m EXTENDING TO 4.38m)

*** KITCHEN 10'5" x 8'8" (3.2m x 2.68m)**

*** CONSERVATORY 12'2" x 8'2" (3.71m x 2.49m)**

*** BEDROOM ONE 10' TO WARDROBE FRONTS x 9'9" (3.04m x 3.01m)**

*** BEDROOM TWO 10'9" x 10'2" (3.32m x 3.1m)**

*** FAMILY SHOWER ROOM 6'8" x 5'2" (2.07m x 1.58m)**

*** GARAGE**

*** OFF ROAD PARKING**

*** FRONT AND REAR GARDENS**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**









ABOUT THIS PROPERTY

UPVC front door to the entrance hallway with built in airing cupboard. The sizeable lounge/dining room has windows to front and rear aspects and doors to both the kitchen and conservatory. The conservatory has a tiled floor, triple aspect windows, space and plumbing for washing machine and double opening doors to the rear garden. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a half bowl single drainer stainless steel sink unit with mixer tap, roll top work surfaces, four ring burner gas hob with extractor fan above, cupboard housing the 'Baxi' gas fired central heating boiler, borrowed light window to the conservatory, integrated double oven and fridge/freezer.

Bedroom one is to the front of the property with dual aspect windows and built in wardrobes. Bedroom two is to the rear with built in wardrobes and bedroom furniture and access to loft hatch. The family shower room comprises shower cubicle, pedestal wash hand basin, low level flush WC, towel ladder radiator, fully tiled walls and tiled floor.

The front of the property is laid to block paving and lawn with shrub borders. The driveway in turn giving access to the single garage with personal door to rear. The rear garden is mainly laid to shingle and paved patio area. There is access to the side of the property.

**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and at the end of the road turn left into Wareham Road. Hillside Road is the second turning on the right hand side.

COUNCIL TAX: Band D 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: R2137