

110 Rushcombe Way
Corfe Mullen
Wimborne BH21 3QU

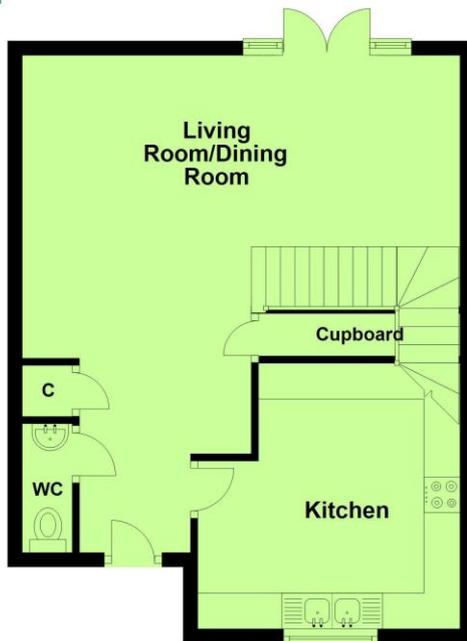
Price **£387,500** Freehold



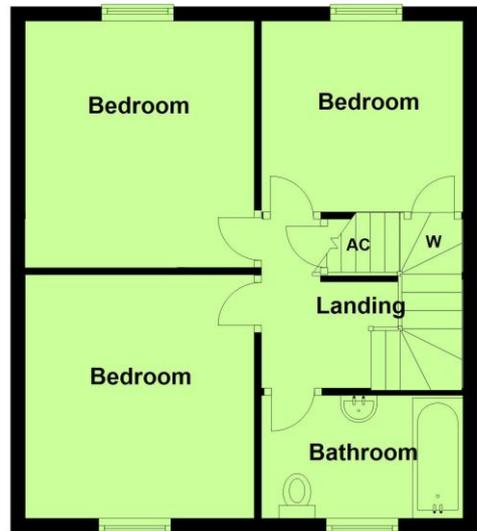
A WELL PRESENTED THREE DOUBLE BEDROOM
MID TERRACE FAMILY HOME SITUATED IN
A QUIET AND POPULAR RESIDENTIAL LOCATION
WITHIN SOUGHT AFTER SCHOOL CATCHMENTS.
AN INTERNAL VIEWING IS HIGHLY RECOMMENDED
TO FULLY APPRECIATE.



Ground Floor
Approx. 46.0 sq. metres (495.4 sq. feet)



First Floor
Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 88.2 sq. metres (949.1 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 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.

*** ENTRANCE HALL**

*** CLOAKROOM**

*** LOUNGE/DINING ROOM 24'3" x 19'2" (7.40m x 5.85m)**

*** MODERN KITCHEN 16'3" x 11'4" (MAXIMUM) (4.96m x 3.47m)**

*** STAIRS RISING TO FIRST FLOOR**

*** BEDROOM ONE 12'9" x 10'5" (3.93m x 3.20m)**

*** BEDROOM TWO 11'1" x 10'3" (3.38m x 3.13m)**

*** BEDROOM THREE 9'3" x 8'5" (2.83m x 2.59m)**

*** FAMILY BATHROOM 8'4" x 5'3" (2.56m x 1.61m)**

*** GARDEN OFFICE 7'2" x 7'2" (2.2m x 2.2m)**

*** OFF ROAD PARKING**

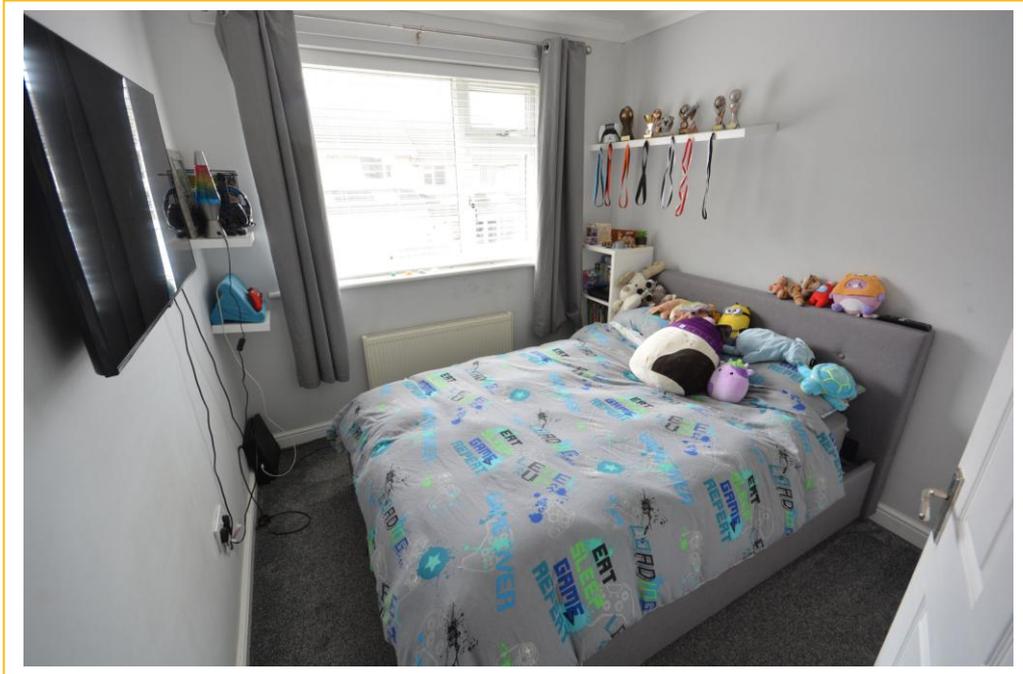
*** SOUTH FACING REAR GARDEN**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

Composite double glazed frosted front door gives access to the entrance hallway which has a number of inset spotlights, storage cupboard and access into the ground floor cloakroom which has frosted window to front aspect, towel ladder radiator, vanity unit with inset wash hand basin and mixer tap with two drawers below and low level WC. The light and airy spacious lounge/dining room has sizeable storage cupboard, stairs rising to first floor, TV point, telephone point and double opening doors giving access to the rear garden. The impressive modern fitted kitchen has feature window to front aspect, range of wall and floor mounted cupboards, work surfaces, space for wine cooler, two nests of three pan drawers, one and a quarter single sink with drainer and mixer tap, space for Range cooker with 'Belling' extractor fan above and a number of integrated appliances to include tumble dryer, washing machine, dishwasher, freezer and fridge/freezer. Note, the flooring in the kitchen has been changed since the photo was taken.

The first floor landing has a number of inset spotlights, loft access via a hatch and storage cupboard housing the 'Glow-worm' boiler. Bedroom one has TV point, window to rear aspect and a range of fitted furniture to include wardrobes and drawers. Bedroom two has window to front aspect and fitted wardrobes with sliding doors. Bedroom three has window to rear aspect and built in storage cupboard. The modern family bathroom has frosted window to front aspect, fully tiled walls and flooring, towel ladder radiator, low level WC, wash hand basin with mixer tap and panel enclosed p-shaped bath with mixer tap and separate shower over.

To the front of the property is a driveway providing off road parking for a number of vehicles. The south facing rear garden is laid to artificial lawn and has timber fence borders. The garden office is of fully insulated timber construction, has its own dedicated electrical supply with own fuse board, ceiling spotlights and four double sockets. Suitable for all year round use.





DIRECTIONS:

From the Broadway proceed to the main Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the second turning right into Springdale Avenue. At the crossroads continue straight across into Lancaster Drive and proceed to the top of the hill taking the right hand turning into Wayman Road. At the T-junction turn right and then take the first turning right into the cul-de-sac where the property will be found.

COUNCIL TAX: Band C Dorset Council.

ENERGY EFFICIENCY RATING: Band C

VIEWING: Strictly by appointment through **HILLIER WILSON** on **(01202) 693388**.

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: R2068