

An aerial photograph of a residential area. In the foreground, there are several brick houses with grey roofs. A large green field is in the middle ground, and a road runs through the scene. The background shows more greenery and distant hills.

HEARNES

WHERE SERVICE COUNTS

FOR SALE

Corfe Mullen
Dorset, BH21 3EL

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FREEHOLD PRICE: £355,000

A deceptively spacious three bedroom mid terrace home set in a semi rural location surrounded by countryside with generous size kitchen/diner, spacious sitting room, landscaped garden, garage and utility room, located within a mile of both Corfe Mullen and Wimborne town centre.

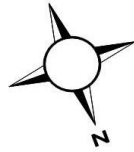
- Entrance hall with under stairs storage and separate cloakroom
- Cloakroom with low level flush WC and wall mounted wash hand basin
- Kitchen/diner with range of white gloss units with complementary worktops, oven, gas hob, built in microwave and extractor fan with space for fridge/freezer, double glazed French doors opening onto the private rear garden
- Spacious sitting room with large picture window overlooking the front garden, feature wall mounted electric fire and double doors opening into the kitchen/diner
- Landing with loft access
- Two double bedrooms both with fitted wardrobes, one single bedroom with wardrobe
- Modern family bathroom with electric shower over bath, low level flush WC and wash hand basin set in a vanity unit
- Garage and utility room
- Quiet cul de sac location surrounded by fields

The property is situated in a semi rural location and is renowned for its sought after schools and in close proximity to Corfe Mullen offering a range of shops and amenities. It is within a mile of Wimborne town centre where a number of shops, restaurants, public houses can be found as well as the renowned Tivoli theatre.

COUNCIL TAX BAND: C EPC RATING: D

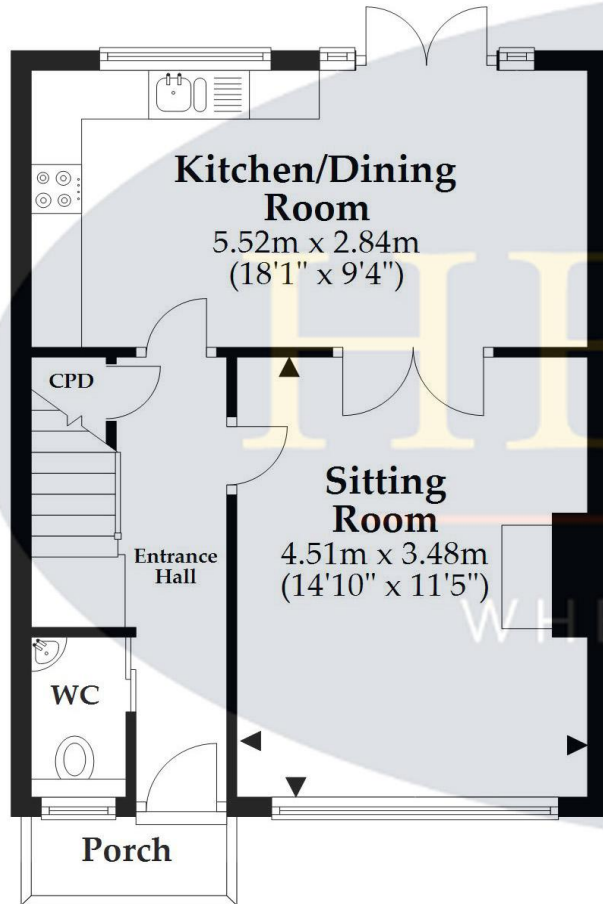
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





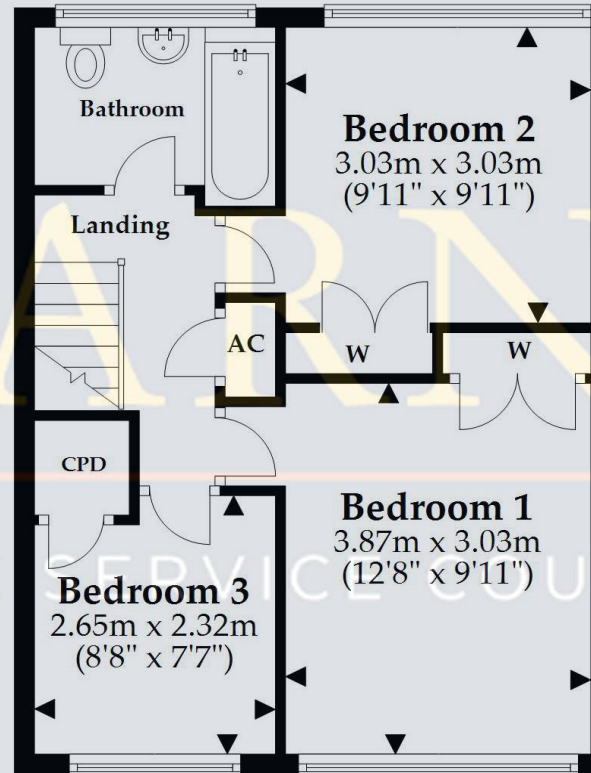
Ground Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



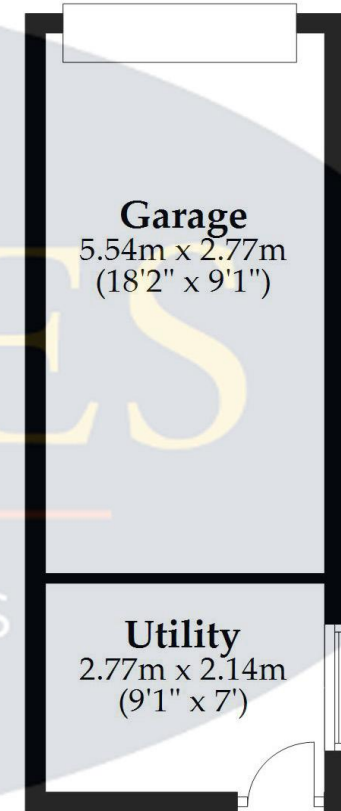
First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Outbuilding

Approx. 21.6 sq. metres (232.0 sq. feet)



Total area: approx. 103.6 sq. metres (1115.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

