

**91 Jubilee Road, Corfe Mullen,
Wimborne, BH21 3NJ**

**£269,650
Freehold**



A two double bedroom staggered terraced house which has been extended to the ground floor to provide lounge with a separate dining room, the property also benefits from gas fired heating with radiators, UPVC double glazing and UPVC fascias and soffits. There is a fitted kitchen and a refitted bathroom. The property is situated at the head of a cul-de-sac and is within walking distance of favoured schooling for all age groups and numerous amenities. There is also a single garage located in an adjacent block. NO FORWARD CHAIN

DOUBLE GLAZED FRONT DOOR Leads to:

ENTRANCE PORCH UPVC double glazed windows to the side aspects and internal UPVC double glazed door leads to:

RECEPTION HALL Radiator, wall mounted heating thermostat control, understairs storage cupboard, telephone point, wood effect Karndean flooring.

KITCHEN 10' 10" x 6' 0" (3.3m x 1.83m) A range of white gloss Shaker style units comprising of one and a half bowl single drainer sink unit with adjacent wood block style worksurfaces with a range of drawers and base storage cupboards under and eye level wall mounted units above, integrated electric oven and four ring gas hob with extractor canopy above, space and plumbing for a washing machine, space for upright fridge/freezer, engineered oak flooring, window to front aspect, archway to lounge.

A GLAZED DOORWAY FROM THE RECEPTION HALL Leads to:

LOUNGE 15' 0" x 12' 0" (4.57m x 3.66m) Coved ceiling, continuation of the wood effect Karndean flooring from the reception hall, radiator, TV aerial point, ornamental fireplace with display mantel over and UPVC double glazed door with window leads to:

DINING ROOM 9' 6" x 9' 4" (2.9m x 2.84m) Radiator, smooth plastered ceiling with inset down lighting, Velux window and UPVC double glazed door with adjoining picture window enjoying an outlook over the rear garden.

STAIRCASE FROM THE RECEPTION HALL Leads to:

FIRST FLOOR LANDING Loft hatch giving access to the roof space.

BEDROOM ONE 10' 4" plus fitted wardrobes x 9' 11" (3.15m x 3.02m) Radiator, window overlooking the rear garden and a treed aspect beyond, telephone point, running across the full width of the room is a range of floor to ceiling mirror fronted wardrobe units with hanging and shelving space.

BEDROOM TWO 8' 11" x 8' 7" widening to 12' (2.72m x 2.62m) Radiator, window to the front aspect, built in storage cupboard with shelving.

BATHROOM A contemporary white suite comprising of bath with centre mixer tap, handheld shower attachment and wall mounted Triton shower with shower head, WC with concealed cistern, inset wash hand basin with cabinet below, coved ceiling with extractor fan, fully tiled walls, ceramic tiled floor, chrome heated towel rail and mirrored bathroom cabinet.



OUTSIDE - FRONT To the front of the property is an area of lawn with a pathway leading to the front door.

OUTSIDE - REAR Directly to the back of the house there is an area laid to decorative stone which then steps up to the artificial lawn with raised borders. The rear garden is fully enclosed by timber panelled fencing and enjoys an outlook over a wooded area. Outside lighting and the property benefits from a **SINGLE GARAGE** situated in a nearby block.

COUNCIL TAX BAND 'B' This information has been supplied by Dorset Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 10729

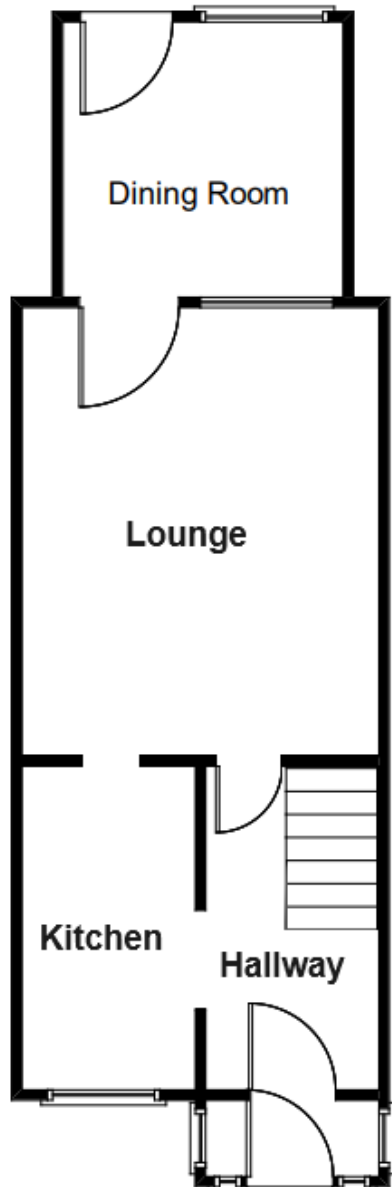


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

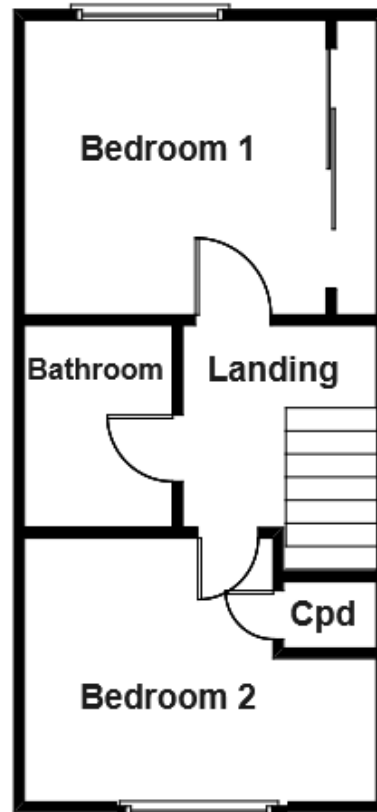
WWW.EPC4U.COM



Ground Floor



First Floor



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk