



1 Amber Road, Corfe Mullen, Wimborne BH21 3US

Situated on the edge of the village of Corfe Mullen close to countryside is this three bedroom semi-detached home offered for sale with the benefit of No Forward Chain.

EPC: TBC **Council Tax Band:** C **Price:** £335,000 Freehold

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Key Features

- THREE BEDROOM SEMI-DETACHED HOME
- LOUNGE/DINER
- RECENTLY REFITTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM
- INTEGRAL GARAGE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- SECURITY ALARM SYSTEM
- NO FORWARD CHAIN

The Property

This three bedroom home is situated at the beginning of a cul-de-sac in the popular village of Corfe Mulle, within close proximity are numerous local amenities including public houses, takeaways and a health club. There is popular schooling for all age groups and slightly further afield both the boys' and girls' grammar schools.

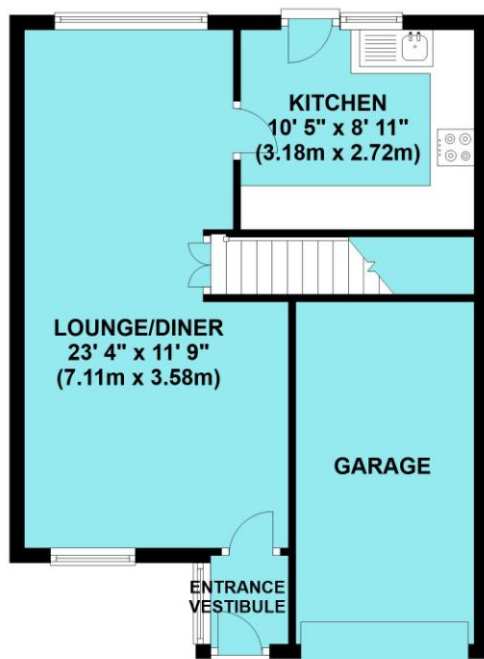
The house, which benefits from UPVC double glazing and gas fired central heating, has an

entrance vestibule leading through to a lounge/dining room which in turn leads to a recently re-fitted kitchen with integrated appliances. To the first floor there are three good size bedrooms and a family bathroom.

A tarmac driveway provides good off road parking leading to the integral garage and the rear garden has been arranged for ease of maintenance and is walled to the left hand rear boundary and has close boarded fencing to the right hand boundary.

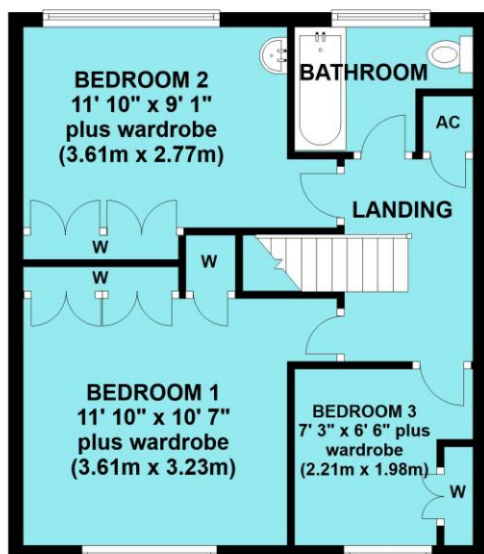
Ground Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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