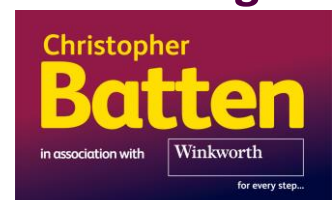




44 ERICA DRIVE, CORFE MULLEN, WIMBORNE, DORSET, BH21 3TQ
£200,000 TO BE ADVISED

Erica Drive enjoys a peaceful cul-de-sac location. This two-bedroom ground floor garden flat was built by a well-known and established development company circa 40 years ago. The property benefits from its own private entrance and private, south facing rear garden. Set within the garage block is a single garage also conveyed with the property.

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DESCRIPTION:

The lounge / dining room is generous in size and flooded with natural light. A door provides direct access to the private rear garden. A patio area adjoins the rear of the property providing the ideal space for entertaining. Mature shrubs offer a good degree of seclusion with the remainder landscaped in steps up to a rear gate giving access to Wyatts Lane.

The galley kitchen is well equipped with ample storage cupboards housing the boiler, space and plumbing for washer / dryer, dishwasher, fridge freezer and freestanding oven and hob.

There are two bedrooms with double glazed windows to the front elevation. Both bedrooms are serviced by the family bathroom which includes a bath with handheld shower, wash hand basin and WC with part tiled walls.

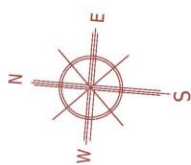
The current owner is extending the lease as part of the sale.

EPC :D | Council Tax :B | Lease remaining 125 years (New Lease being provided by seller)

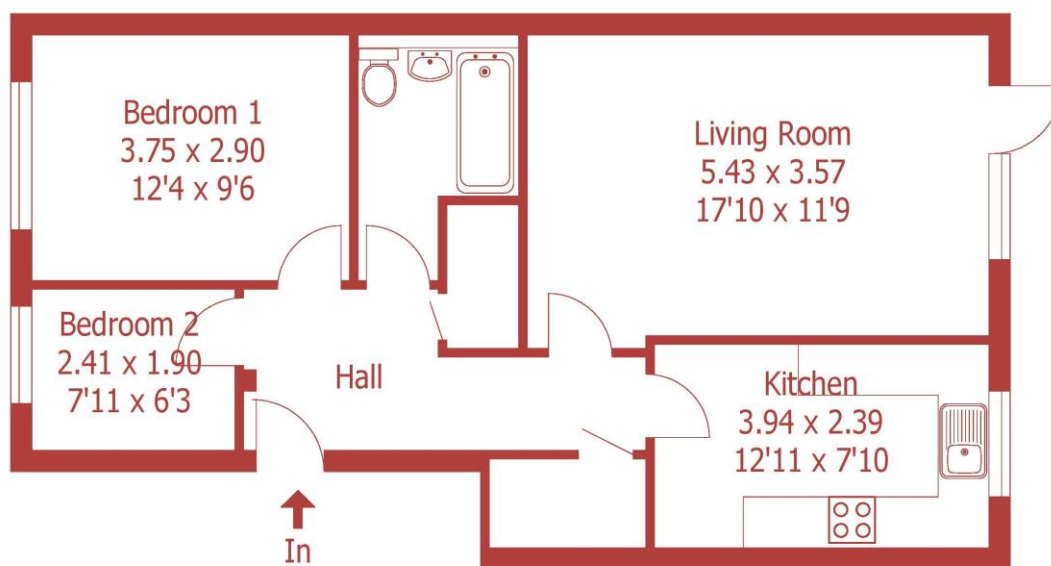
Maintenance £TBC | Ground Rent £TBC







Approximate Gross Internal Area :- 62 sq m / 667 sq ft



For identification purposes only, not to scale, do not scale

LOCATION: Corfe Mullen provides a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice and local bus services. The market town of Wimborne, approximately 2.5 miles away, offers a wide range of shops and amenities, and the coastal town of Poole, which has a mainline rail link to London Waterloo, is within about 20 minutes' drive.

DIRECTIONS: From Wimborne, proceed along Julians Road to the Lake Gates roundabout. Take the second exit into Wimborne Road and proceed up the hill, passing The Lambs Green Inn on the left. At the roundabout, take the second exit into Lockyers Road. At the Wingreen roundabout, take the second exit into Wareham Road. Proceed past the Co-op store on the right. Turn right into Henbury Road and then left into Birch Close and turn right into Erica Drive.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.