



15 OLIVIA CLOSE, CORFE MULLEN, WIMBORNE, BH21 3BX
PRICE GUIDE: £350,000 FREEHOLD

A DECEPTIVELY SPACIOUS, MODERN 3 DOUBLE BEDROOM, 3 STOREY TERRACED TOWN HOUSE WITHIN EASY WALKING DISTANCE OF LOCAL SHOPS.

SUMMARY:

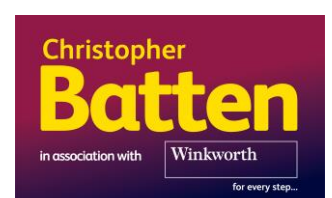
A modern 3 double bedroom, 3 storey terraced town house within easy walking distance of local shops.

Built by local developers in 2016 and occupied by the current owner since new, this well presented 3 storey home offers 3 spacious bedrooms, en suite and family bathrooms, a contemporary kitchen/breakfast room, an attractive living room (with doors to the garden), 2 designated parking spaces, gas central heating and UPVC double glazing. It is of traditional construction, with rendered and brick elevations and a concrete tiled roof.

AT A GLANCE

- Marketed by Christopher Batten in association with Winkworth
- 3 bedrooms
- En suite shower room & bathroom
- Garden & 2 parking spaces

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DESCRIPTION:

The property is set in the heart of Corfe Mullen, within easy walking distance of local shops and good road access to the local centres of Wimborne Minster and Broadstone, and the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

A wide covered entrance way leads to an entrance hall with under stairs cupboard and cloakroom. The living room has a pair of full height glazed doors to the garden. The modern kitchen/breakfast room comprises quartz work surfaces, stainless steel sink, units, gas boiler, fan oven, gas hob, extractor, integrated dishwasher, space for fridge-freezer and washing machine, and a tiled floor.

The first floor landing has a built-in cupboard. Bedroom 1 has a rear aspect and an en suite shower room, bedroom 3 has an attractive open outlook to the front, and there is a family bathroom. The second floor landing has a walk-in cupboard, and bedroom 2 has 2 rooflights.



At the front there are 2 designated parking spaces, and the rear garden is enclosed by fencing and laid to lawn, with a paved patio, a shed, and rear access.

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.

COUNCIL TAX:

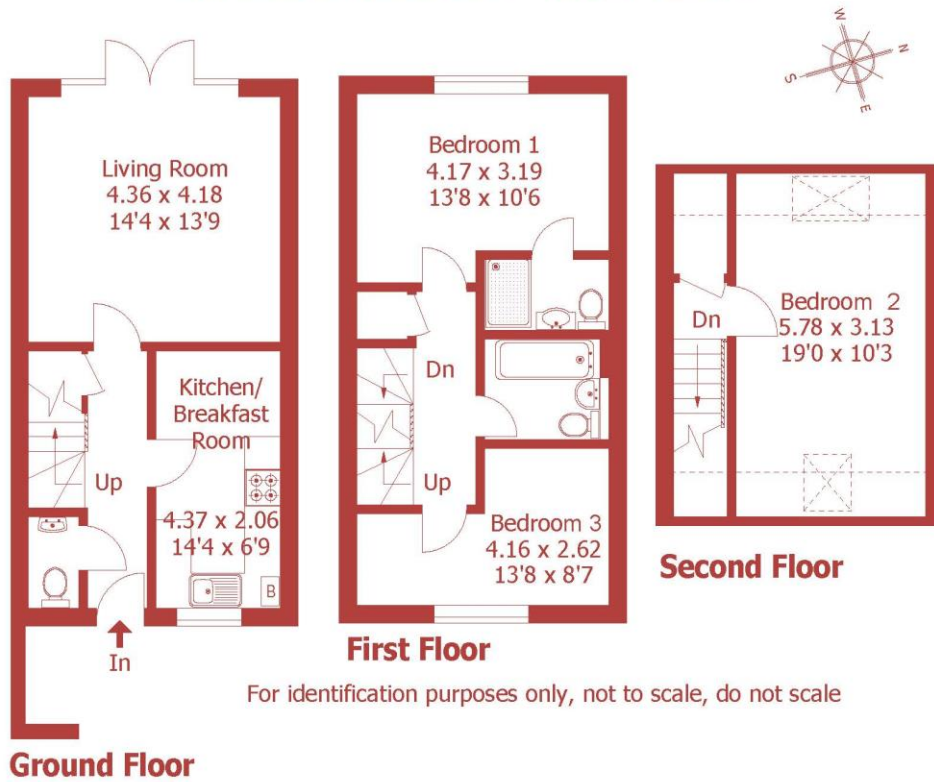
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DIRECTIONS:

From Wimborne, proceed along Julians Road to the Lake Gates roundabout. Take the second exit into Wimborne Road and proceed up the hill. At the roundabout, take the second exit into Lockyers Road. At the Win Green roundabout, take the second exit into Wareham Road. Proceed past the left hand turning to Brownsea Avenue, and Olivia Close can be found on the left hand side.



Approximate Gross Internal Area :- 98 sq m / 1057 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		96
(81-94)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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