



1 GORSE ROAD, CORFE MULLEN, WIMBORNE, DORSET, BH21 3SJ

£410,000 FREEHOLD

A 3 BEDROOM DETACHED BUNGALOW IN NEED OF REFURBISHMENT AND OFFERING GREAT SCOPE FOR IMPROVEMENT, FOR SALE WITH NO FORWARD CHAIN, AND QUIETLY SITUATED IN A SMALL CUL-DE-SAC ON THE EDGE OF CORFE MULLEN, WITHIN WALKING DISTANCE OF LOCAL SHOPS.

SUMMARY:

The property benefits from electric heating, double glazing, a garage and off road parking. Standing on a large corner plot, it offers potential, subject to planning consent, for extension.



AT A GLANCE

- NO FORWARD CHAIN
- GREAT SCOPE FOR IMPROVEMENT
- 3 bedrooms
- Spacious living room
- Garage & off road parking



DESCRIPTION:

A covered entrance porch leads to a reception hall with loft access (with retractable ladder), and airing, coat and storage cupboards. The living room has a large window to the front and a serving hatch to the kitchen. The kitchen has units, appliance space, and a door to a covered rear porch.

The dining room/bedroom 3 has a sliding patio door to the rear garden. Bedroom 1 has fitted wardrobes and bedroom 2 has a side aspect. There is a bathroom with bath and wash basin, and a separate WC.

A long driveway leads to a garage with up-and-over door, rear window, power and lighting. The front garden is lawned with shrub borders and extends to the side of the property which is screened by a hedgerow. The rear garden has a seating area and 2 timber sheds.



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. There are scenic walks across the Upton Heath SSSI, which offers outstanding views towards the backwaters of Poole Harbour. The market town of Wimborne, approximately 3 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:

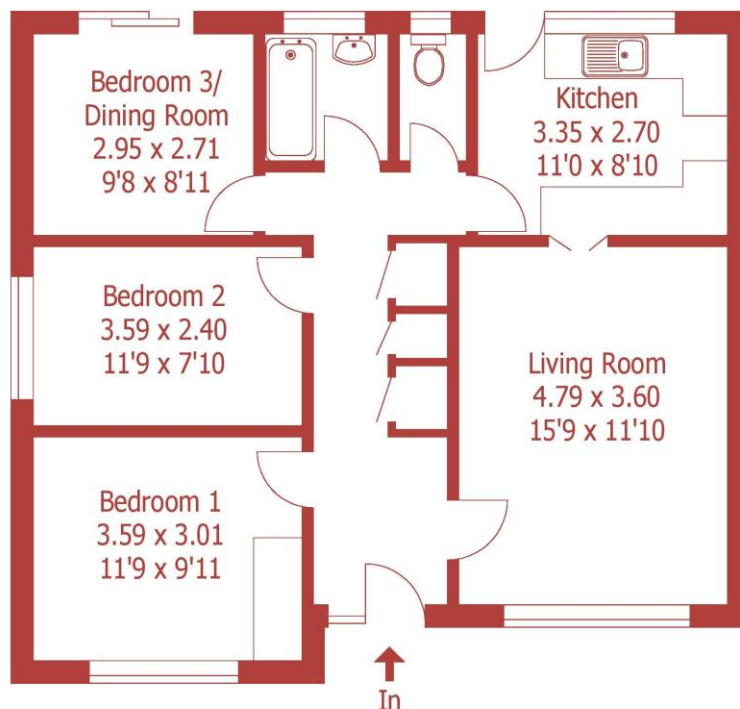
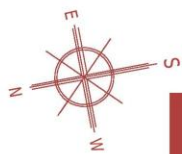
Band D

DIRECTIONS:

From Broadstone, proceed up Springdale Road. At the mini-roundabout, take the third exit, into Wareham Road. Turn left into Heckford Road. At the T-junction with Hillside Road, turn right, and take the next turning on the left into Chapel Lane. Turn left into Gorse Road.



Approximate Gross Internal Area :- 74 sq mt / 795 sq ft
 Garage Approximate Gross Internal Area :- 11 sq mt / 123 sq ft



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



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	
(92+) A	
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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