

6 Dalkeith Road
Corfe Mullen
Wimborne BH21 3PQ

Price **£420,000** Freehold



SET IN A QUIET AND SOUGHT AFTER RESIDENTIAL LOCATION IN CORFE MULLEN, THIS TWO BEDROOM DETACHED BUNGALOW IS NOW IN NEED OF SOME UPDATING. OFFERED WITH NO FORWARD CHAIN.



Ground Floor



Total area: approx. 74.9 sq. metres (805.9 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.

*** ENTRANCE PORCH**

*** ENTRANCE HALLWAY**

*** LOUNGE 17' 2" X 9' 8" (5.24m x 2.98m)**

*** KITCHEN/DINER 17' 2" X 8' 1" (5.24m x 2.46m)**

*** CONSERVATORY 16' X 5' 7" (4.87m x 1.73m)**

*** BEDROOM ONE 14' 1" X 9' 9" (4.29m x 3.01m)**

*** BEDROOM TWO 10' 4" X 9' 1" (3.16m x 2.77m)**

*** SHOWER ROOM 7' 8" X 5' 4" (2.37m x 1.64m)**

*** GAS FIRED CENTRAL HEATING**

*** DOUBLE GLAZED**

*** FRONT AND REAR GARDENS**

*** SINGLE GARAGE**

*** NO FORWARD CHAIN**







ABOUT THIS PROPERTY

A UPVC glazed front door leads to the entrance porch, in turn leading to the entrance hallway which has access to loft space. The lounge is to the front of the property with fireplace, tiled surround and hearth. The kitchen/diner has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel unit with twin taps, freestanding oven with four ring burner gas hob and built in airing cupboard. Sliding glazed door to the conservatory which has plumbing for washing machine and door leading to the rear garden.

There are two double bedrooms. Bedroom one has a rear aspect window and bedroom two has a side aspect window. The shower room comprises a white suite with low level flush WC, pedestal wash hand basin with twin taps, tiled shower cubicle with wall mounted electric shower and part tiled walls.

Outside, the front of the property is predominantly laid to shingle with shrub borders. The rear garden is mainly laid to lawn with paved patio area, shrub and herbaceous borders and personal door to the single garage.





DIRECTIONS:

From the Broadway proceed to the main Broadstone roundabout and take the third exit into Higher Blandford Road. At the traffic lights turn left into Springdale Road and then take the fifth turning on the right hand side into Highfield Road. Dalkeith Road is the first turning on the left.

COUNCIL TAX: Band D. Dorset Council (East Dorset).

ENERGY EFFICIENCY RATING: Band E

VIEWING: Strictly by appointment through **HILLIER WILSON.**

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.

PRIVACY POLICY

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REF: R1847