



## 163a Phelipps Road, Corfe Mullen, Wimborne BH21 3NL

Constructed approximately fifteen years ago is this three bedroom end of terrace home with gas fired heating and UPVC double glazing offered for sale with No Forward Chain.

**EPC: 73 Council Tax Band: C Price: £295,000 Freehold**







## Key Features

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- THREE BEDROOM END OF TERRACE
- LOUNGE
- GENEROUS KITCHEN/DINER
- BATHROOM
- FRONT & REAR GARDENS
- OFF ROAD PARKING FOR TWO VEHICLES
- UPVC FASCIAS & SOFFITS
- UPVC DOUBLE GLAZING
- BOILER INSTALLED WITHIN THE LAST 18 MONTHS

## The Property

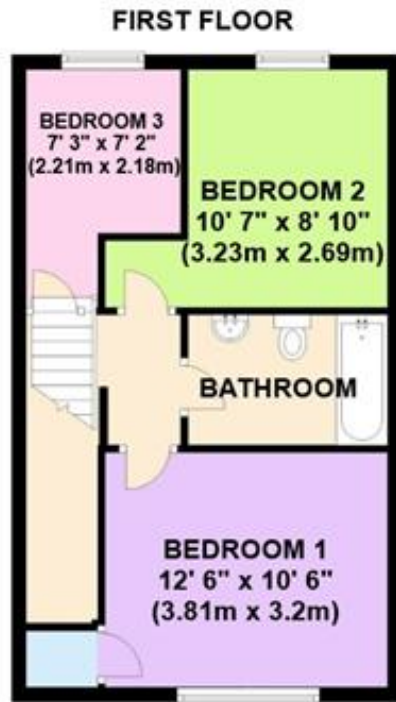
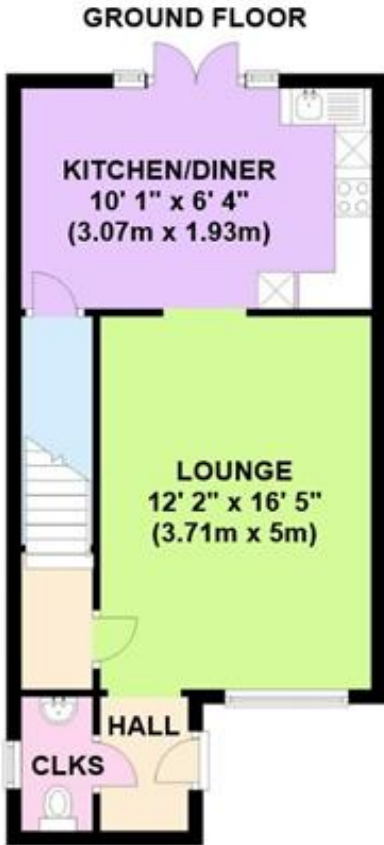
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This three bedroom home is located in a quiet location at the end of PHELIPPS ROAD and is within easy reach of popular schooling for all age groups and many of Corfe Mullen's amenities including Public Houses, supermarket and health club.

The accommodation comprises of an entrance vestibule with ground floor WC, a lounge overlooking the front aspect and then a generous kitchen/diner with French doors

opening to the rear garden. To the first floor there are three bedrooms and the main bathroom. To the front of the house there is parking for two vehicles on a tarmac driveway and there is a rear garden which has been laid to gravel and enclosed by timber panelled fencing.

The house has UPVC fascias and soffits and UPVC double glazing and there is gas fired central heating with radiators with a combination boiler installed within the last eighteen months.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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