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RECTORY AVENUE
WIMBORNE, BH21 3EZ



THIS THREE BEDROOM DETACHED BUNGALOW IS LOCATED IN A QUIET CUL DE SAC AND REQUIRES MODERNISATION THROUGHOUT. THE PROPERTY BENEFITS FROM A GENEROUS PLOT WITH POTENTIAL FOR EXTENSION (STP) AND BENEFITS FROM A GARAGE AND WORKSHOP.

OFFERS OVER £375,000

- THREE BEDROOM DETACHED BUNGALOW
- REQUIRES MODERNISATION THROUGHOUT
- POTENTIAL FOR EXTENSION (STP)
- QUIET CUL DE SAC LOCATION
- GARAGE & WORKSHOP
- FAR REACHING OUTLOOK
- PRIVATE SECLUDED GARDEN
- GENEROUS FRONTAGE
- LOCATED WITHIN CLOSE PROXIMITY OF WELL REGARDED LOCAL SCHOOLS

The property is situated in a quiet cul-de-sac location on the outskirts of Corfe Mullen, within close proximity to the recreation ground. The village itself offers a range of shops and amenities as well as sought after schooling and lies conveniently between the larger towns of Wimborne Minster and Broadstone.

The accommodation includes an entrance hall, three well-proportioned double bedrooms, an ensuite toilet to the master bedroom, family bathroom, kitchen, large open plan living room and large conservatory to the rear, which is currently split into a dining area and separate sitting room.

Externally, there is a large driveway, garage, workshop and private secluded rear garden.

EPC Rating D

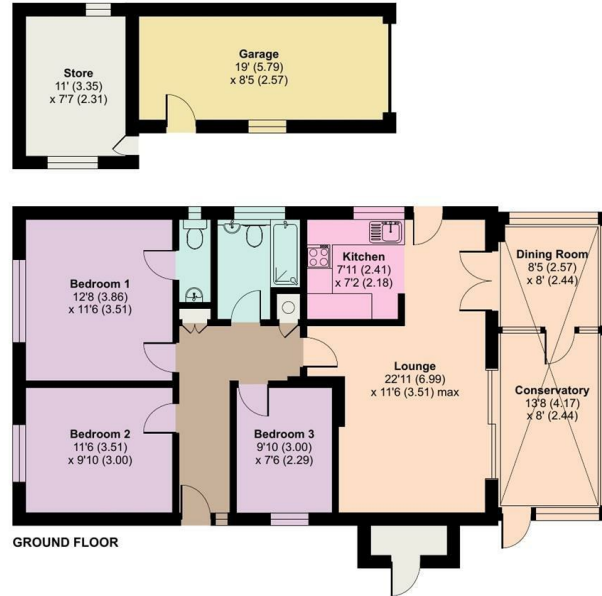
Council Tax Band: D



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Rectory Avenue, Corfe Mullen, Wimborne, BH21

Approximate Area = 1047 sq ft / 97.3 sq m
Garage = 156 sq ft / 14.5 sq m
Store = 86 sq ft / 8 sq m
Total = 1289 sq ft / 119.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©rickshcm 2022. Produced for Edwards Estates Ltd. REF: 905423



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