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BLYTHE ROAD

CORFE MULLEN, WIMBORNE BH21 3LP

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £435,000

- **THREE BEDROOMS**
- **LOUNGE/DINING ROOM**
- **KITCHEN**
- **BATHROOM AND SEPARATE WC**
- **ATTACHED GARAGE**
- **GENEROUS REAR GARDEN**
- **PLEASANT OUTLOOK**
- **GENERAL MODERNISATION REQUIRED**

This detached bungalow sits on a good size plot and enjoys a pleasant outlook from the lounge and kitchen windows. Located in popular Corfe Mullen, close to local amenities and well regarded schools, the property offers potential buyers the opportunity for modernisation and refurbishment.

Accommodation includes a large lounge/dining room overlooking the rear garden and pleasant views beyond - this well proportioned room provides sufficient floorspace for both lounge and dining furniture. The kitchen is fitted with a range of base and wall units and there is a door leading to outside. There are three bedrooms, each with a range of built-in wardrobes/storage and these are served by a family bathroom as well as a separate WC.



The attached garage has a pedestrian door to the rear and there is off road parking to the front of the property. The rear garden is generously sized and is mainly grassed with established planting to boundaries providing a good degree of privacy. A garden store is located beneath the kitchen, giving potential for conversion to further accommodation.

EPC: D

Council Tax Band: D



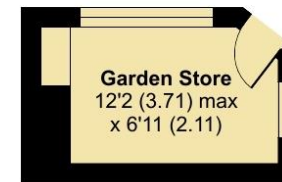
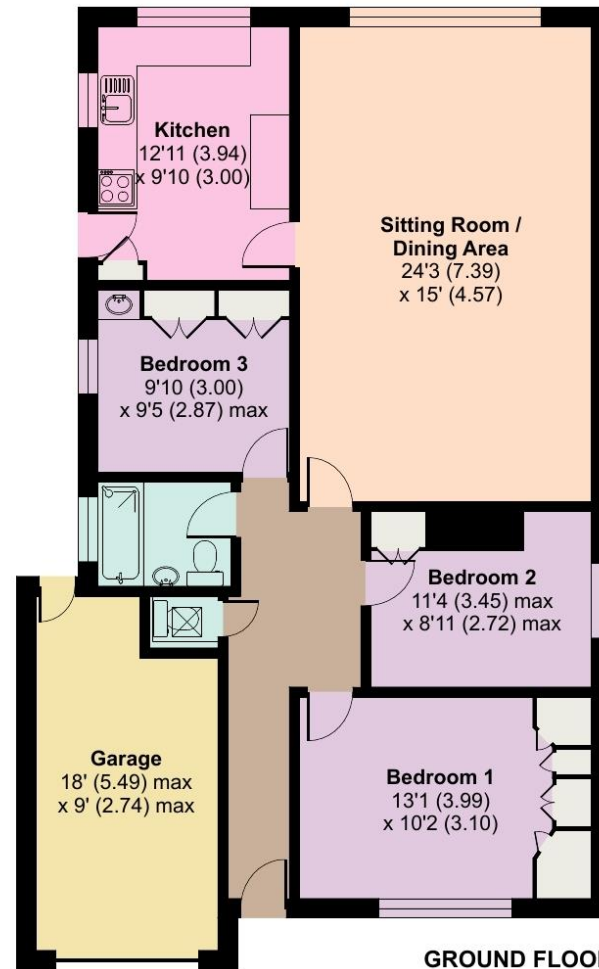
Blythe Road, Corfe Mullen, Wimborne, BH21

Approximate Area = 1205 sq ft / 112 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1282 sq ft / 119 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2022. Produced for Edwards Estates Ltd. REF: 915000



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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