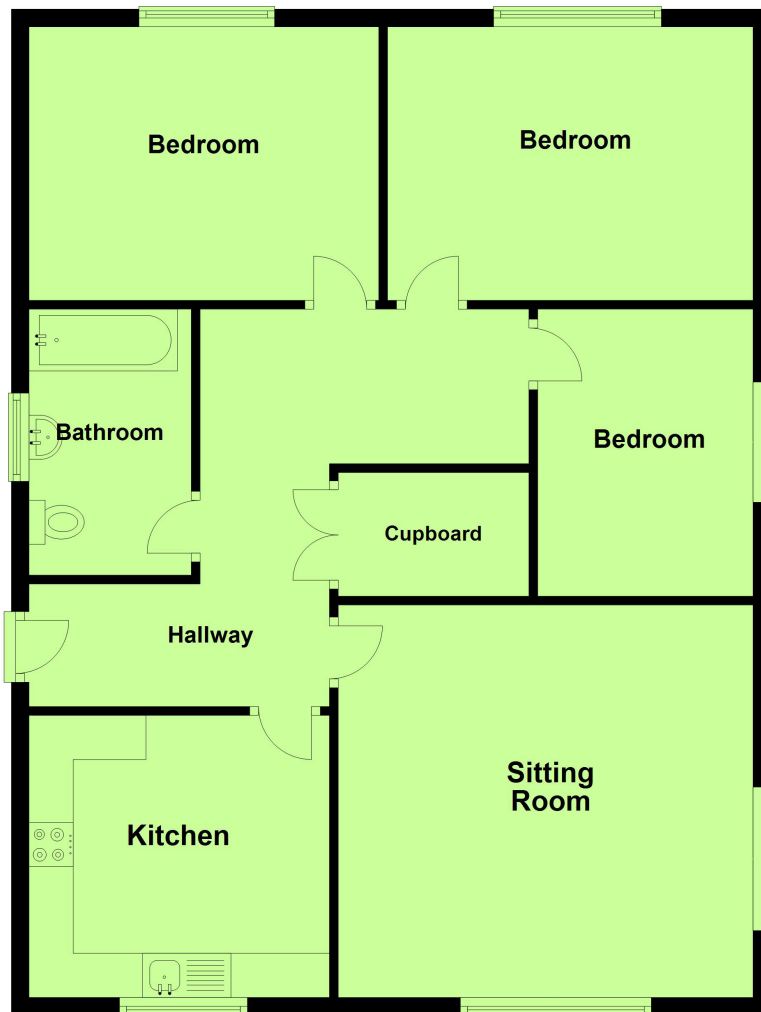


1 Jubilee Close  
Corfe Mullen  
Wimborne BH21 3BN

Price **£375,000** Freehold



A THREE BEDROOM DETACHED BUNGALOW  
SITUATED IN A POPULAR RESIDENTIAL LOCATION,  
BENEFITTING FROM SECLUDED REAR GARDEN AND  
NO FORWARD CHAIN.



Total area: approx. 86.5 sq. metres (931.3 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 HALLWAY**

**\* SITTING ROOM 15' 5" X 14' 7" (4.72m x 4.48m)**

**\* KITCHEN 11' 2" X 8' 6" (3.41m x 2.62m)**

**\* BEDROOM ONE 13' 7" X 10' 2" (4.17m x 3.10m)**

**\* BEDROOM TWO 10' 8" X 7' 5" (3.29m x 2.28m)**

**\* BEDROOM THREE 9' 9" X 8' 6" (3.01m x 2.62m)**

**\* FAMILY BATHROOM 8' 1" X 5' 5" (2.46m x 1.67m)**

**\* FRONT AND REAR GARDENS**

**\* DRIVEWAY PARKING**

**\* SINGLE GARAGE**

**\* DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**







**ABOUT THIS PROPERTY**

At the side of the property a double glazed frosted door gives access into the entrance hallway which has useful storage cupboard with double opening doors. The light and airy sitting room has windows to front and side aspect and TV point. The kitchen has window to front aspect, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, wall mounted 'Glow Worm' boiler, single sink with drainer and mixer tap and space for undercounter fridge, freezer, washing machine and oven.

Bedrooms one and three both have windows to rear aspect with pleasant views over the rear garden and bedroom two has window to side aspect. The family bathroom has frosted window to side, part tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and panel enclosed bath with mixer tap with 'Mira' shower over.

To the front of the property is a small area laid to lawn and a driveway providing off road parking, in turn leading to the single garage which has up and over door, light and power. The secluded rear garden is predominantly laid to lawn with timber fence, mature shrub and brick wall borders with access down the side in turn leading to the front.





**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit onto Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left hand side. At the Windgreen roundabout turn left along Wareham Road and then take the third turning on the left into Phelipps Road. Continue down Phelipps Road and then take the second turning on the left into Jubilee Road and at the end of the road turn left into Jubilee Close.

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

**ENERGY EFFICIENCY RATING:** D.

**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**

Please see our website for further details.

**REF: R1822**