

67 Henbury View Road  
Corfe Mullen  
Wimborne BH21 3TP

Price **£155,000** Leasehold

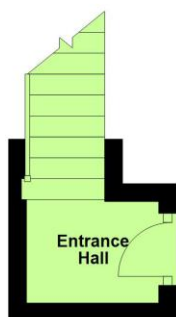
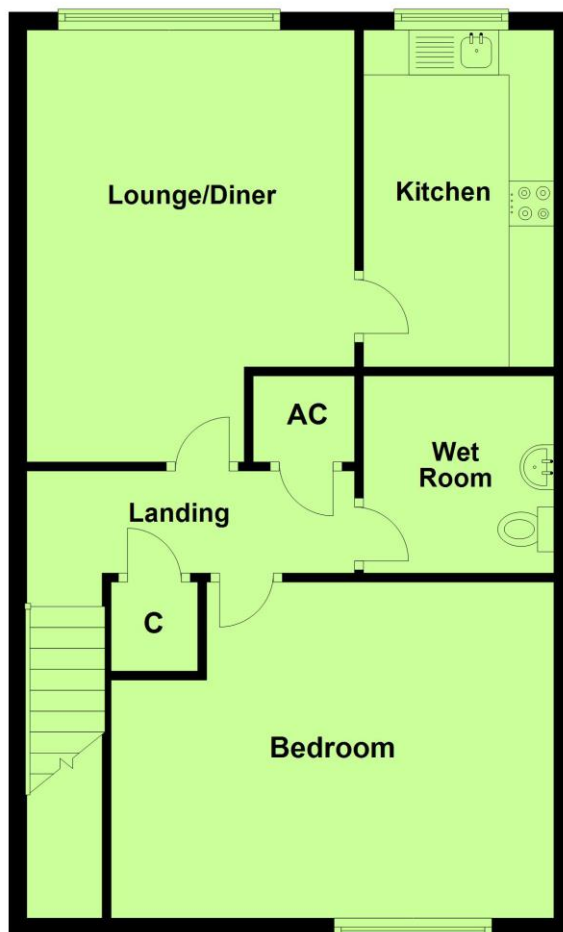


A ONE DOUBLE BEDROOM FIRST FLOOR  
FLAT SITUATED IN A QUIET AND POPULAR  
RESIDENTIAL LOCATION BENEFITTING  
FROM PRIVATE ENTRANCE, GARAGE IN A  
BLOCK AND NO FORWARD CHAIN.



### First Floor

Approx. 58.0 sq. metres (624.8 sq. feet)



### Flat Entrance

Approx. 2.1 sq. metres (22.5 sq. feet)

Total area: approx. 60.1 sq. metres (647.4 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.

**\* PRIVATE ENTRANCE**

**\* STAIRS LEADING TO FIRST FLOOR**

**\* SITTING ROOM 15'7" x 12' (4.79m x 3.66m)**

**\* KITCHEN 11'9" x 6'8" (3.63m x 2.07m)**

**\* BEDROOM 16' x 11'6" (4.88m x 3.54m)**

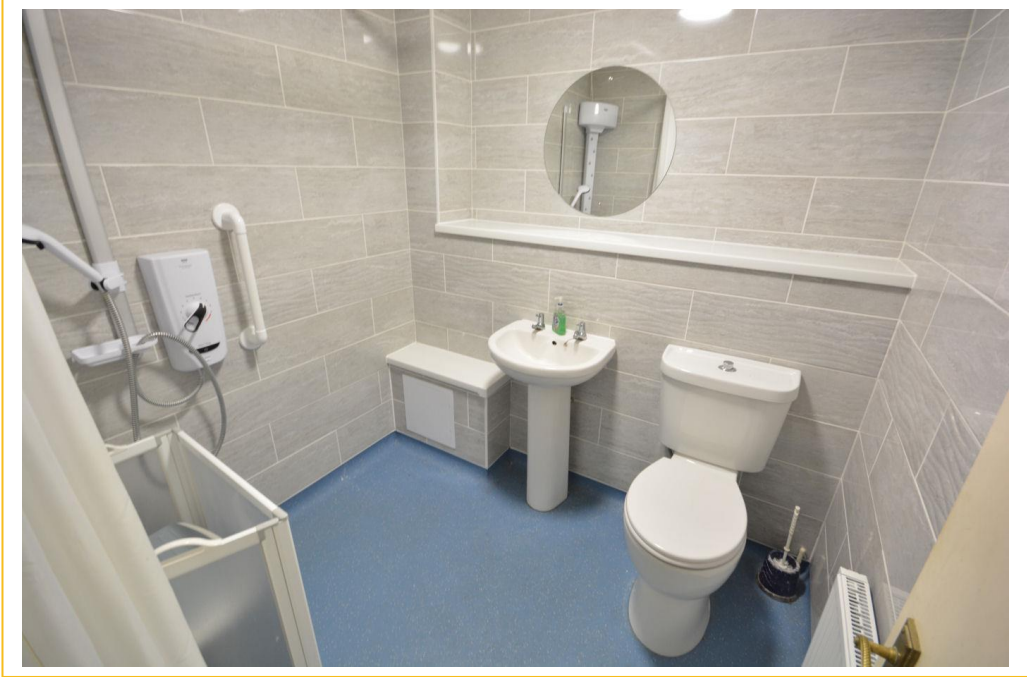
**\* MODERN WET ROOM 7' x 6'6" (2.13m x 2.01m)**

**\* SINGLE GARAGE IN A BLOCK**

**\* UPVC DOUBLE GLAZED**

**\* GAS FIRED CENTRAL HEATING**





**ABOUT THIS PROPERTY**

A double glazed frosted front door gives access into the property with stairs leading to the first floor landing which benefits from two storage cupboards; one of which houses the hot water tank and loft access via a hatch. The light and airy sitting room has window to rear aspect, wood effect laminate flooring and TV point. The kitchen has window to rear aspect, wall mounted 'Glow-worm' boiler, wood effect flooring, range of floor and wall mounted cupboards, roll top work surfaces, part tiled walls, single sink with drainer and hot and cold tap, and space for washing machine, cooker and tumble dryer.

The spacious bedroom has window to front aspect, TV point and a range of fitted furniture to include wardrobes, drawers and dressing table. The modern fitted wet room has fully tiled walls, 'Mira' shower, low level flush WC and pedestal wash hand basin with hot and cold tap.

The property also benefits from a single garage in a block which has up and over door. The vendor advises that the front garden is allocated to the property.



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. At the Springdale Road traffic lights continue straight across passing Corfe Hills School on the left. At the Windgreen roundabout take the first exit left along Wareham Road and Henbury View Road is the fifth turning on the right hand side.

**LEASE:** The vendor advises approximately 58 Years remaining, but we understand a lease extension is in progress.

**GROUND RENT:** TBC.

**MAINTENANCE:** The vendor advises approximately £1200 per annum.

**COUNCIL TAX:** Band B Dorset Council (East Dorset)

**ENERGY EFFICIENCY RATING:** Band C

**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: R1852**