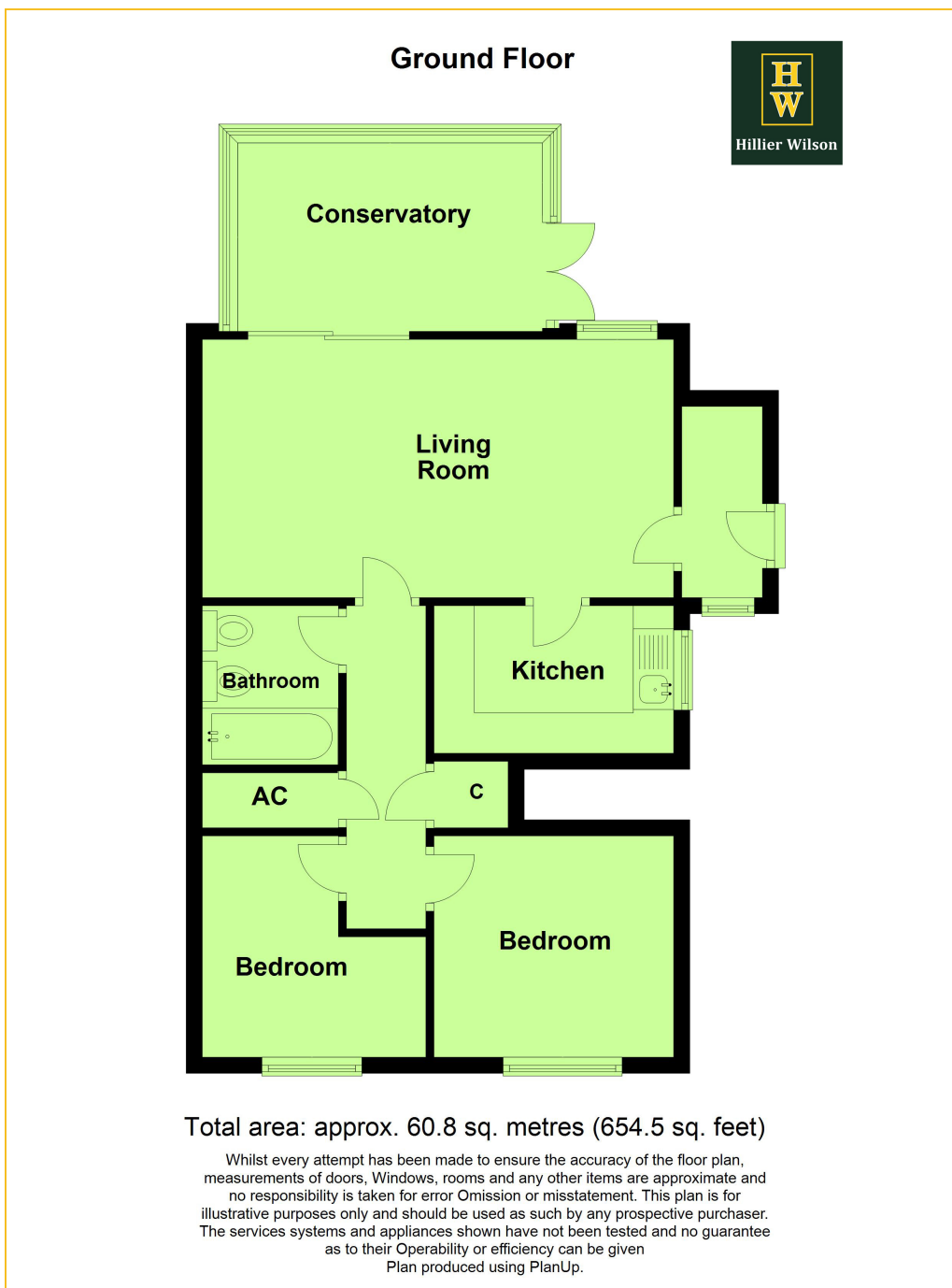


85 Henbury View Road
Corfe Mullen
Wimborne BH21 3TP

Price **£265,000** Leasehold



A UNIQUE OPPORTUNITY TO PURCHASE A
TWO BEDROOM GROUND FLOOR APARTMENT
BENEFITTING FROM CONSERVATORY, PRIVATE
GARDEN AND SINGLE GARAGE. AN INTERNAL
VIEWING IS HIGHLY RECOMMENDED.



- * ENTRANCE LOBBY 6' 4" X 3' 6" (1.95m x 1.09m)**

- * LOUNGE/DINING ROOM 19' 2" X 10' 4" (5.85m x 3.16m)**

- * KITCHEN 9' 6" X 6' (2.92m x 1.82m)**

- * CONSERVATORY 12' 2" X 8' 4" (3.71m x 2.56m)**

- * INNER HALLWAY 14' 5" X 2' 8" (4.41m x 0.85m)**

- * BEDROOM ONE 9' 8" X 9' 8" (2.98m x 2.98m)**

- * BEDROOM TWO 8' 9" MAX X 8' 9" (2.71m x 2.71m)**

- * FAMILY BATHROOM 6' 8" X 5' 8" (2.07m x 1.76m)**

- * UPVC DOUBLE GLAZING**

- * GAS FIRED CENTRAL HEATING**

- * SINGLE GARAGE**

- * PRIVATE GARDEN**







ABOUT THIS PROPERTY

The UPVC double glazed frosted front door with matching side screen gives access into the entrance lobby which has storage area with wall mounted boiler in turn leading through to the light and airy lounge/dining room which has window to rear aspect, TV point and sliding patio doors giving access to the conservatory. The modern fitted kitchen has window to side aspect, part tiled walls, fully tiled flooring, range of wall and floor mounted cupboards, rolled top working surfaces, one and a quarter single sink with drainer and mixer tap, nest of three drawers, space for washing machine, slimline dishwasher and fridge/freezer and integrated appliances to include oven, four ring ceramic hob and extractor fan over. The inner hallway has two useful storage cupboards, one of which housing the hot water tank and slatted shelving.

Bedroom one and bedroom two both have windows to front aspect. The modern fitted family bathroom has tiled flooring, 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 and 'Mira' shower over.

The private rear garden has a patio running adjacent to the property leading down to the remainder which is laid to lawn and shingle, both of which have timber fence borders. The property also benefits from single garage which has up and over door, window and door to side giving access into the garden. There is parking in front of the garage.





DIRECTIONS:

From the Broadway proceed to the main Broadstone roundabout taking the third exit into Higher Blandford Road. After approximately one mile, at the Windgreen roundabout turn left into Wareham Road and Henbury View Road can be found further down on the right hand side.

LEASE AND MAINTENANCE: We understand - 121 years remaining on the lease. Maintenance £450.00 paid twice annually.

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

ENERGY EFFICIENCY RATING: Band 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: R1941