

70 Erica Drive
Corfe Mullen
Wimborne BH21 3TQ

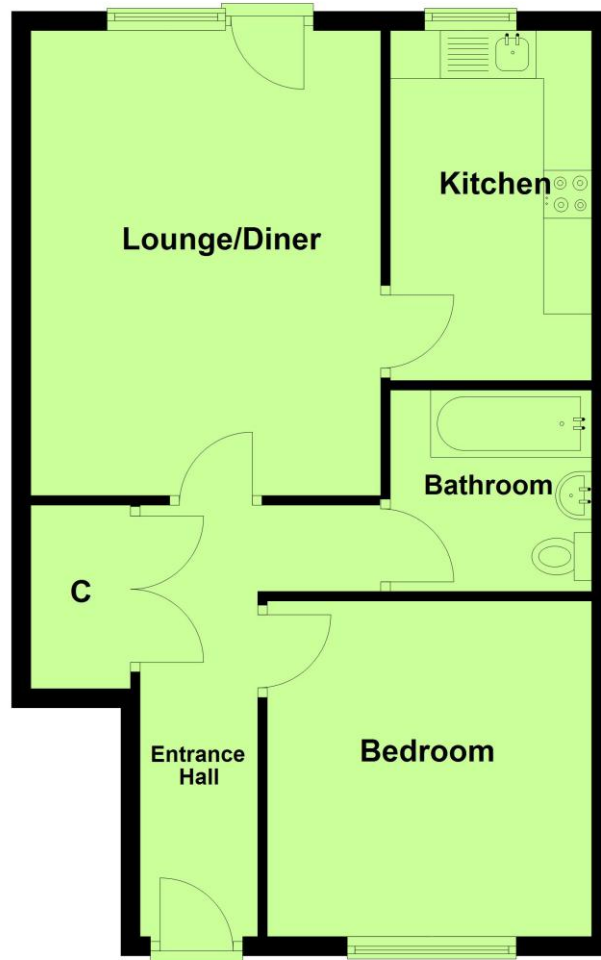
Price **£175,000** Leasehold



**SUPERB FIRST TIME BUY! THIS
BRIGHT AND AIRY ONE BEDROOM
GROUND FLOOR APARTMENT BENEFITS
FROM A GARAGE AND NO FORWARD
CHAIN, AND IS SET IN A QUIET AND
POPULAR LOCATION.**



Ground Floor



Total area: approx. 52.3 sq. metres (563.3 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 and 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**

*** LOUNGE 15'9" x 11'9" (4.84m x 3.62m)**

*** KITCHEN 11'9" x 6'8" (3.62m x 2.07m)**

*** BEDROOM 11'4" x 10'9" (3.47m x 3.32m)**

*** BATHROOM 6'9" x 6'8" (2.1m x 2.07m)**

*** GARAGE IN A BLOCK**

*** SMALL ALLOCATED FRONT GARDEN**

*** PATIO AND LAWNED AREA TO THE REAR**

*** GAS FIRED CENTRAL HEATING**

*** DOUBLE GLAZED**

*** QUIET LOCATION**







ABOUT THIS PROPERTY

The front door leads to the entrance hallway with fitted shelving, wall mounted thermostat for the central heating and a large built in airing/storage cupboard. The spacious lounge has a double panelled radiator, TV aerial connection point and glazed door and window to the rear aspect giving access to a patio and lawned area. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer sink unit with mixer tap, wall mounted 'Glow-worm' gas fired central heating boiler, double oven with four ring burner electric hob, part tiled walls and space and plumbing for washing machine and fridge/freezer.

The bedroom is to the front of the property with a single panelled radiator. The bathroom has a white suite comprising low level flush WC, pedestal wash hand basin with twin taps, panel enclosed bath with mixer tap, shower attachment and shower screen, single panelled radiator, extractor fan, part tiled walls and a built in storage cupboard.

The front of the property has a small area of garden allocated. To the rear of the property, there is a small lawned area and a patio area accessed from the lounge. The property also benefits from a garage in a block.

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 hand side. At the Windgreen roundabout turn left along Wareham Road and then take the fourth turning on the right into Henbury View Road. Take the second turning on the left into Birch Close and Erica Drive is the first turning on the right hand side.

LEASE: 145 years remaining, we understand.

GROUND RENT: Peppercorn

MAINTENANCE: £672.00 per annum, we understand.

COUNCIL TAX: Band B Dorset Council.

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: R2021