FOR SALE
HEARNES
6 COOK ROW WIMBORNE DORSET BH21 1LB
01202 842922

Colehill
Dorset, BH21 2NJ

HEARNES
WHERE SERVICE COUNTS

Colehill, Dorset, BH21 2NJ
FREEHOLD PRICE: Offers in excess of £300,000

A delightful two double bedroom semi detached bungalow with ample off-road parking and garage in a quiet sought after location close to Cannon Hill Plantation. NO FORWARD CHAIN.

- Entrance porch leading to entrance hallway with storage cupboard
- Spacious sitting/dining room enjoying a front aspect
- Kitchen with base and eye level units with display shelving, inset hob with electric oven below, inset wine rack, space for appliances, rear door and window to garden
- Two double bedrooms
- Bathroom with three piece white suite
- Double glazing and gas heating
- Outside: Ample off-road parking leading to garage. The front garden is laid to lawn with side gate then leading to rear garden with paved patio area, raised flower bed borders and steps then lead up to further garden area which is currently being used by the vendor as a vegetable plot with raised vegetable boxes. The lower garden is an attractive feature due to its seclusion and exposure to the sunshine throughout the summer. The garden is enclosed by panel fencing

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately two and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

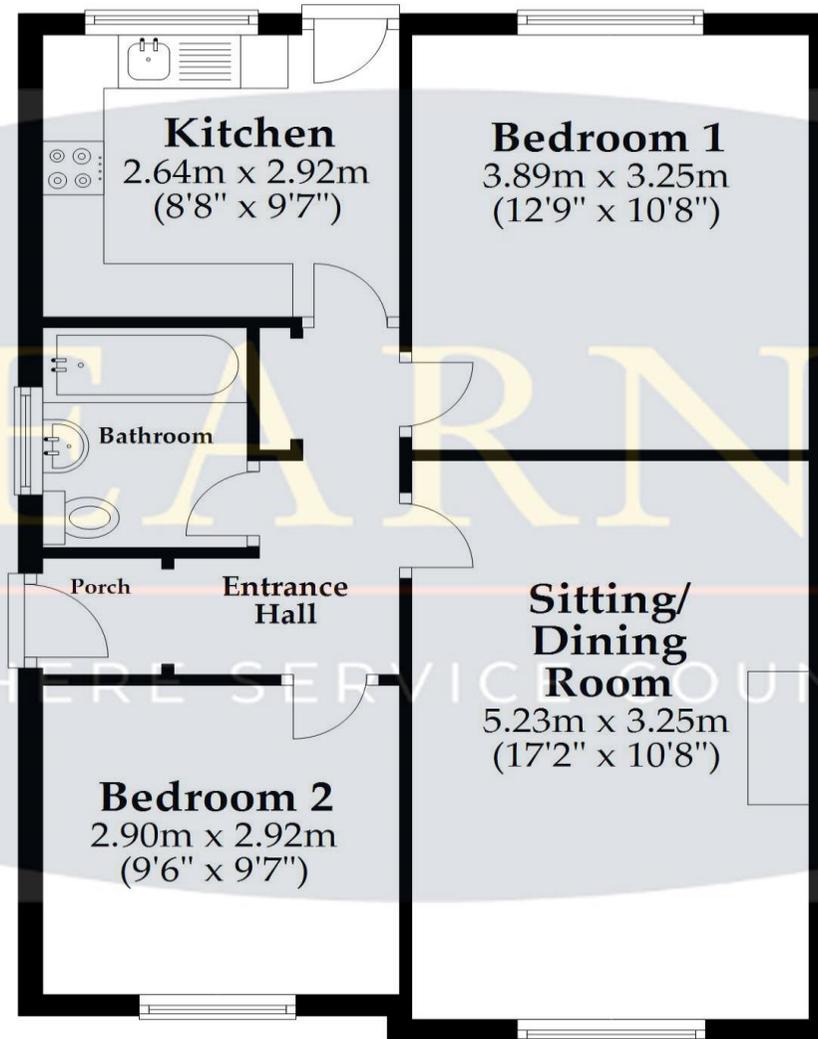COUNCIL TAX BAND: C   EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

Ground Floor

Approx. 57.1 sq. metres (614.7 sq. feet)

Kitchen
2.64m x 2.92m
(8'8" x 9'7")

Bedroom 1
3.89m x 3.25m
(12'9" x 10'8")

Bathroom

Porch

Entrance Hall

Sitting/ Dining Room
5.23m x 3.25m
(17'2" x 10'8")

Bedroom 2
2.90m x 2.92m
(9'6" x 9'7")

Total area: approx. 57.1 sq. metres (614.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood

LJT Surveying