



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2RP

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FREEHOLD PRICE: £375,000

A good size two bedroom, two reception room older style semi detached home in need of some modernisation with additional attic room. Off road parking and garage with outbuilding on a good size plot. NO FORWARD CHAIN.

- Spacious entrance hallway with under stairs storage cupboard and door off to cloakroom with wash hand basin and WC
- Good size sitting room with front aspect
- Separate dining room with side aspect
- Kitchen with range of base and eye level units, space for appliances and dual aspect with door to garden
- Two double bedrooms
- Attic room and family bathroom
- Outside: Side access gives off road parking leading to garage (in need of attention). The garden is of a good size with further outbuilding/workshop

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is approximately 1.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: E

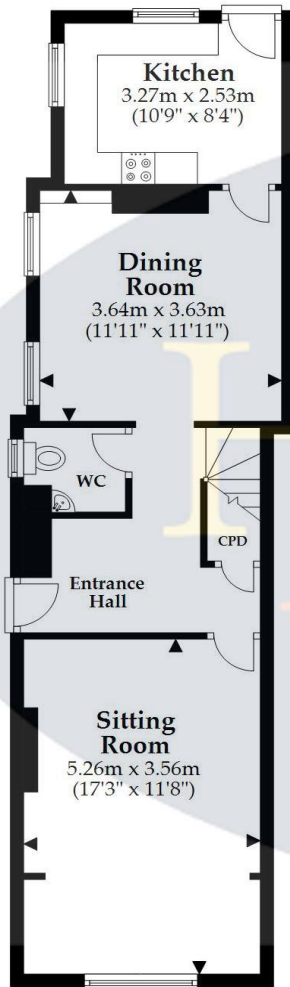
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





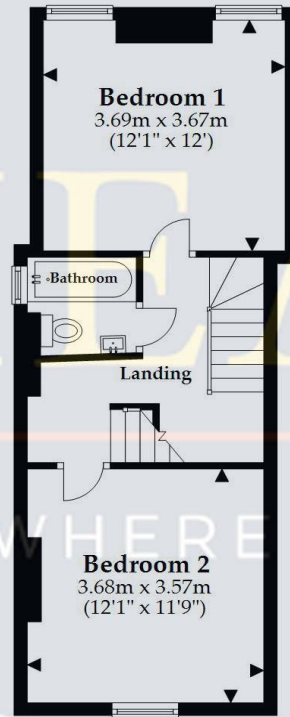
Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



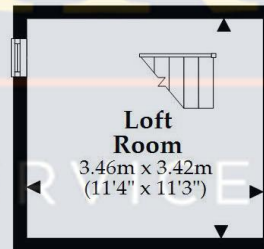
First Floor

Approx. 38.9 sq. metres (418.4 sq. feet)



Second Floor

Approx. 11.8 sq. metres (127.4 sq. feet)



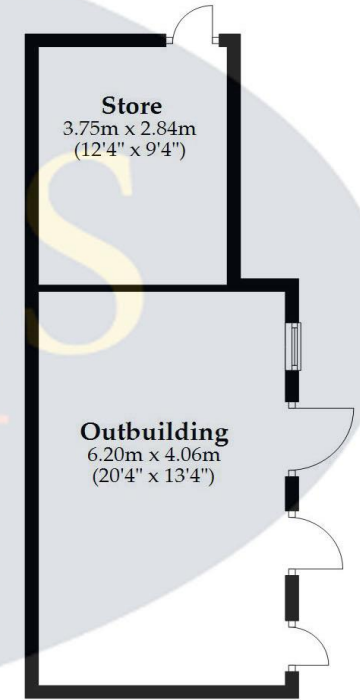
Garage

Approx. 15.8 sq. metres (170.0 sq. feet)



Outbuilding

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 155.4 sq. metres (1672.2 sq. feet)

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



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