



HEARNES
WHERE SERVICE COUNTS

**Colehill
Dorset, BH21 2LF**

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FREEHOLD PRICE: £335,000

Two double bedroom semi detached bungalow with ample off road parking and garage with good size front and rear gardens situated in a sought after cul de sac location.

- 'L' shaped hallway with airing cupboard
- Good size sitting room with feature multi-fuel stove and front aspect
- Kitchen with range of base and eye level units with complementary worktops, inset gas hob and electric oven, space for appliances, rear aspect and side door to garden
- Two double bedrooms, the main bedroom with mirror fronted wardrobes
- Bathroom with three piece suite and electric shower over bath
- Double glazing and gas heating
- Outside: Ample off road parking with double wooden gates leading to garage. The front and rear gardens are well maintained. The front garden has a good size lawn with flower, shrub and tree inserts. The rear garden has a paved patio area ideal for al fresco dining. There is then a lawn area with mature flower, tree and shrub borders and to the rear a garden shed

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.

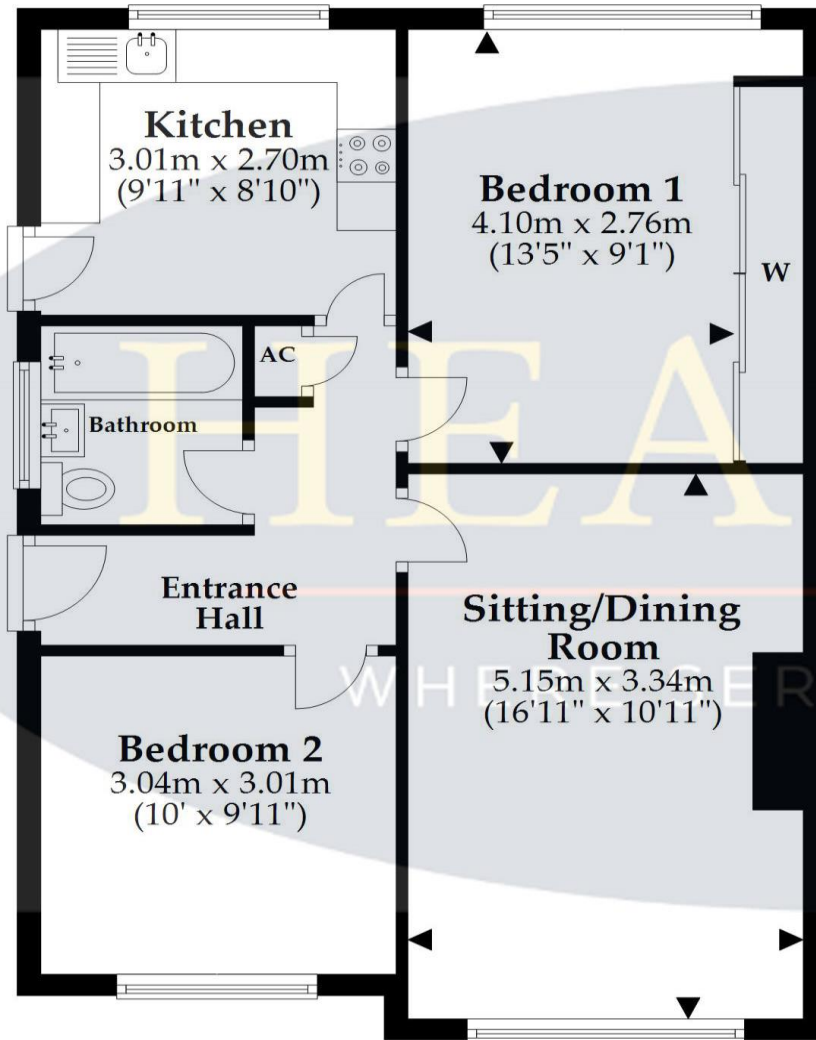
COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by 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.

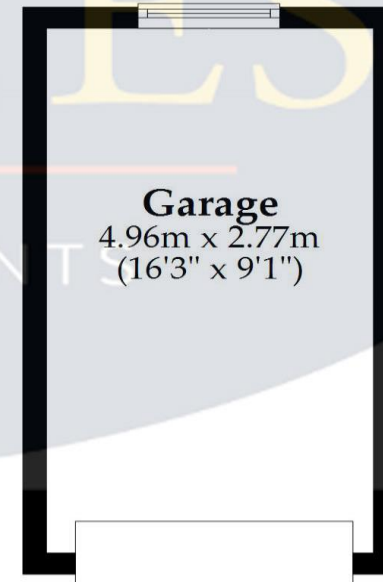


Ground Floor

Approx. 59.1 sq. metres (636.5 sq. feet)



Garage
Approx. 13.7 sq. metres (147.9 sq. feet)



Total area: approx. 72.9 sq. metres (784.4 sq. feet)

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



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