



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2LF

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FREEHOLD PRICE: £325,000

A well presented two double bedroom semi detached bungalow with ample off road parking and garage on a good size plot situated in a sought after cul de sac location. NO FORWARD CHAIN.

- 'L' shaped hallway with airing cupboard
- Spacious sitting/dining room enjoying a front aspect
- Kitchen with range of base and eye level units with complementary worktops, inset gas hob with extractor fan over, adjacent oven and grill, space for fridge freezer and washing machine, rear aspect window and side door to garden
- Two double bedrooms. Main bedroom with built in wardrobes
- Modern shower room with double shower cubicle, wash hand basin with cupboard below, WC, ladder style heated towel rail, fully tiled walls and flooring
- Double glazing and gas heating
- Outside: Ample off road parking with double wooden gates leading to garage. The front garden has a lawn area. The rear garden has two good size patio areas with a central lawn and flower and shrub borders

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2.5 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

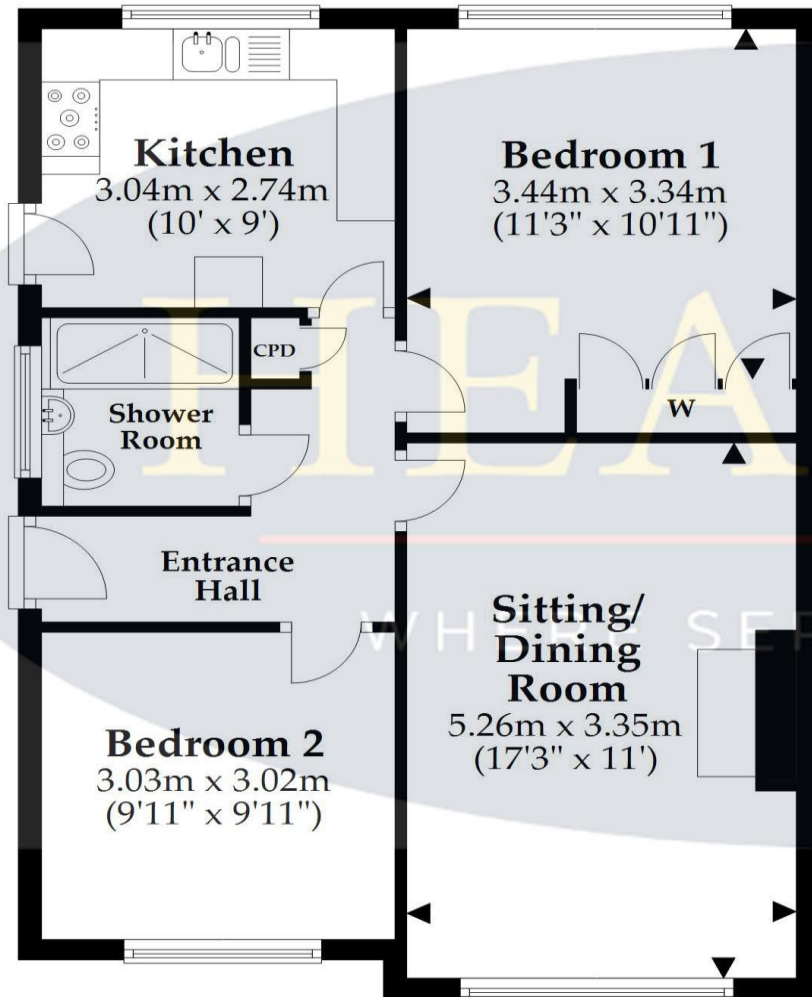
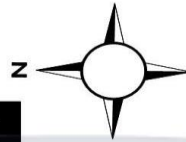
COUNCIL TAX BAND: C EPC RATING: D

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

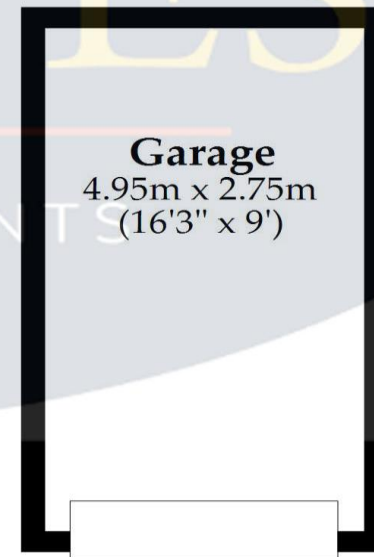


Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Garage
Approx. 13.6 sq. metres (146.5 sq. feet)



Total area: approx. 72.9 sq. metres (784.5 sq. feet)

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



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