



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2LF

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FREEHOLD PRICE GUIDE: £400,000 - £415,000

A superb fully refurbished and extended two/three bedroom semi detached bungalow with ample off road parking on a good size plot in a quiet desirable location.

- NO FORWARD CHAIN
- Superb open plan sitting/dining/kitchen area with French doors to garden
- Stunning fitted kitchen with built in appliance range and base and eye level units with complementary worktops and breakfast bar
- Main bedroom with luxury fitted en suite shower room
- Bedroom two is a double with a third smaller bedroom/study
- Contemporary bathroom with three piece suite
- Double glazing and gas heating
- Outside: Ample off road parking leading to double gates with access to detached garage. Large lawn area to front with raised flower bed border. The rear garden is enclosed by panel fencing and also laid to lawn with raised flower bed border and patio

Martindale Avenue is a popular location and is approximately two and a half miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: C EPC RATING: C

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.



Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 75.5 sq. metres (813.2 sq. feet)



Total area: approx. 75.5 sq. metres (813.2 sq. feet)

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



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