

HEARNES

WHERE SERVICE COUNTS



Colehill, Dorset, BH21 2SQ

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FREEHOLD PRICE £350,000

A good size two bedroom, two reception room semi detached bungalow with off road parking and over sized garage on a generous size plot in a quiet desirable location.

- Spacious entrance hallway
- Good size sitting room with separate dining room
- Galley kitchen with base and eye level units and space for appliances
- Conservatory leading to garden
- Two bedrooms, main bedroom with built in wardrobes
- Bathroom with white three piece suite
- Outside: Off road parking leading to over sized garage with up and over door, front shingle garden with shrubs. Large rear garden with terrace patio area leading to good size lawn enclosed by shrubs/hedging and 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 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

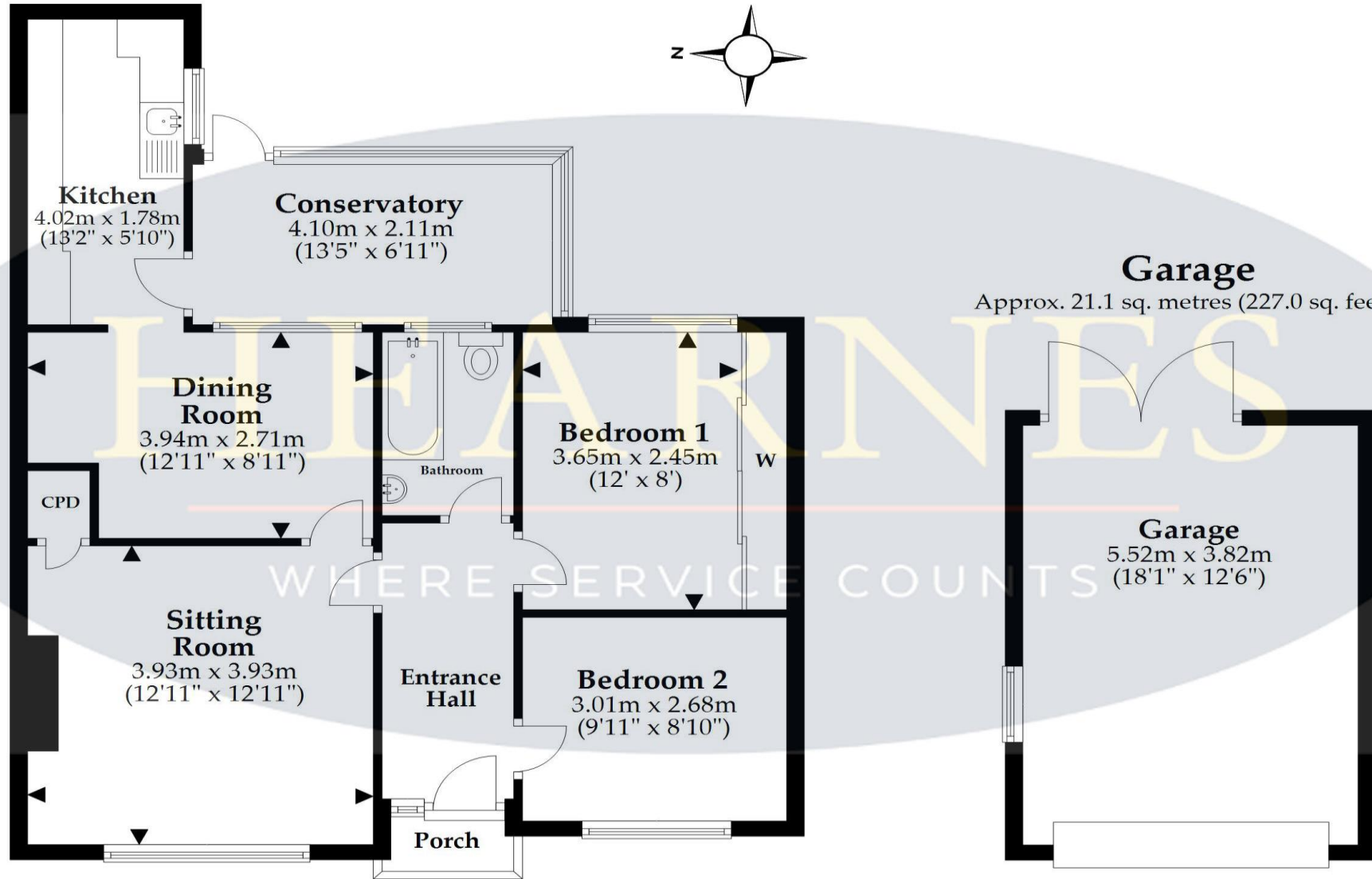
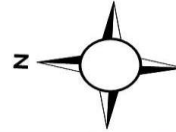
COUNCIL TAX BAND: B EPC RATING: D

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. 72.9 sq. metres (785.2 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 sq. feet)

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



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