




**HEARNES**  
WHERE SERVICE COUNTS

**Colehill**  
**Dorset, BH21 2LD**

 SnapEdit

# Colehill, Dorset, BH21 2LD

## FREEHOLD PRICE: £450,000

A good size three bedroom detached bungalow with modern kitchen, separate utility room and wet room with off-road parking and garage situated in a popular residential location.

- Entrance porch leading to entrance hallway with parquet flooring
- Large sitting room with tiled fireplace enjoying a dual aspect
- Modern kitchen with range of base and eye level units with complementary worktops with inset hob and electric oven and grill, built in fridge with space for slimline dishwasher, side window and door to utility room
- Utility room with base unit and worktop with space and plumbing for washing machine and freezer, tiled flooring and door to garden
- Three good size bedrooms: main bedroom with built in wardrobes
- Wet room with shower, wash hand basin, WC and part tiled walls
- Double glazing and gas heating
- Outside: the property is situated on a good size plot with brick paviour, off road parking leading to garage. The front garden is laid to lawn with side gate to further side lawn area. The rear garden has a large patio with further lawn and mature plant and shrub borders being enclosed by panel fencing.

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

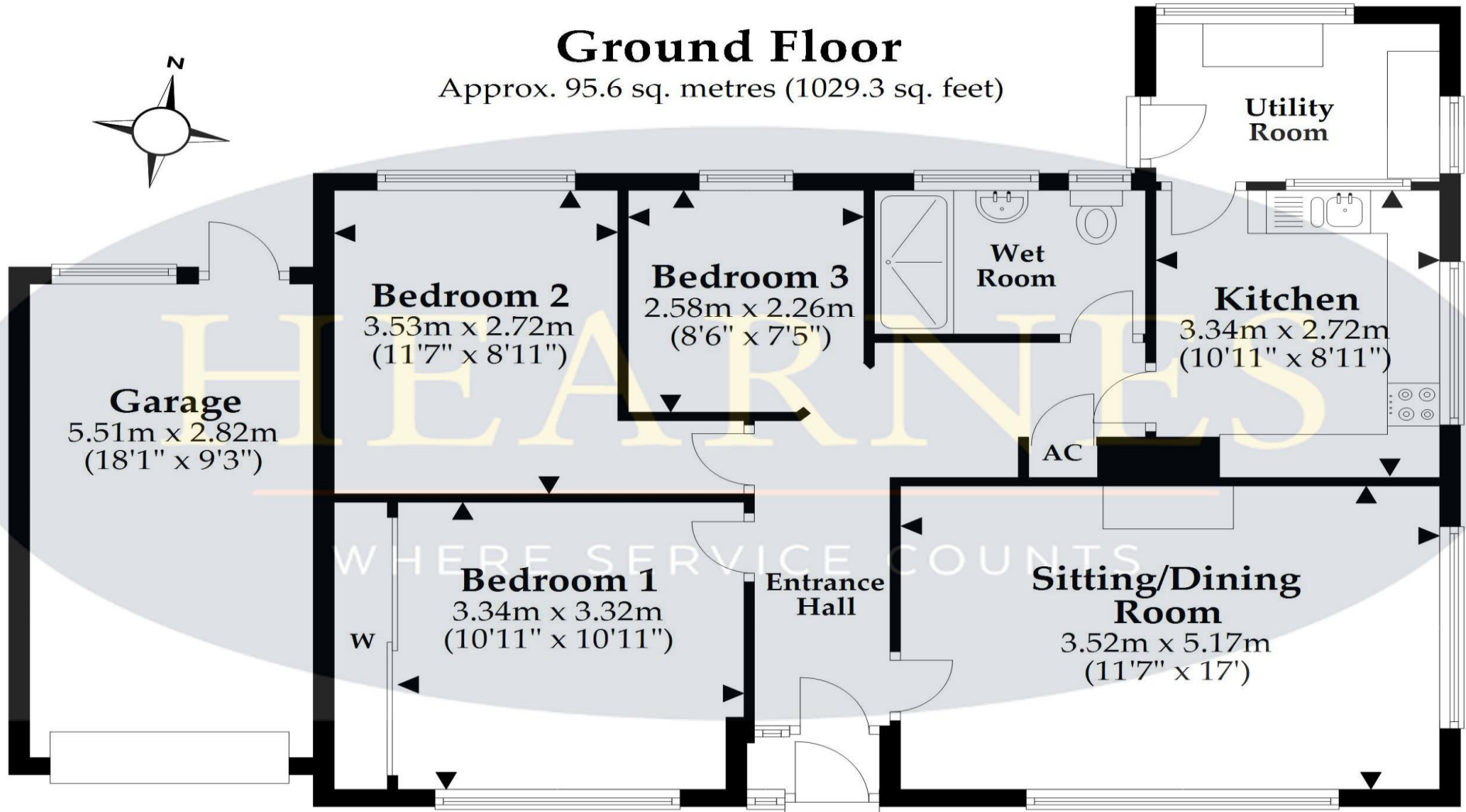
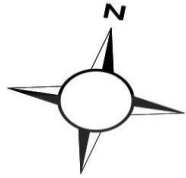
COUNCIL TAX BAND: D      EPC RATING: D

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. 95.6 sq. metres (1029.3 sq. feet)



Total area: approx. 95.6 sq. metres (1029.3 sq. feet)

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



