

FOR SALE

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WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2UB

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FREEHOLD PRICE £350,000

A well presented two double bedroom mid terrace home with conservatory, landscaped garden, garage and off-road parking set in a quiet cul de sac within walking distance of Cannon Hill plantation.

- The kitchen is finished in a range of matt grey units with complementary quartz worktops, built-in oven, gas hob and chimney style extractor, space for washing machine and fridge freezer
- Sitting room with a feature fireplace and gas fire
- Generous size conservatory with double glazed roof and French doors opening onto the landscaped garden
- Separate cloakroom with wall mounted wash hand basin and WC
- Two double bedrooms both with built in wardrobes
- Family bathroom with double shower and double ended bath, heated towel rail, wash hand basin set in to a vanity unit and a low level flush WC
- Landscaped rear garden with patio area ideal for al fresco dining, garden shed and private door to garage
- Driveway with space for two cars and garage with up and over door including power and light

This popular area of Colehill offers excellent schooling nearby as well as 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: C EPC RATING: D

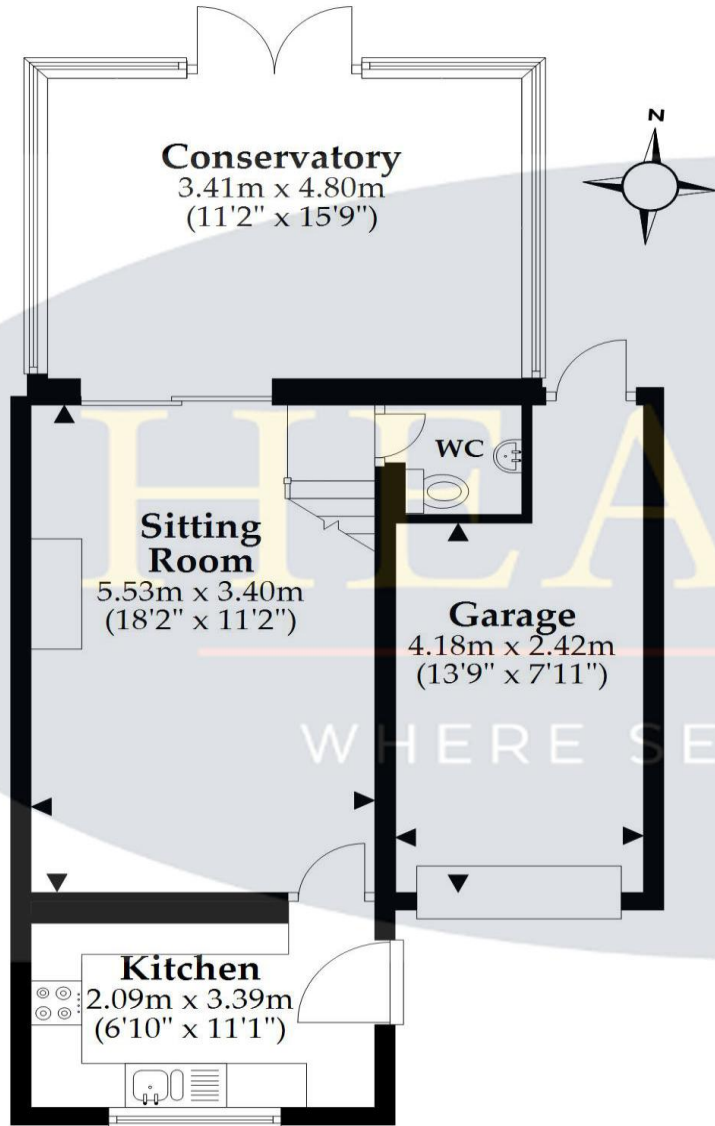
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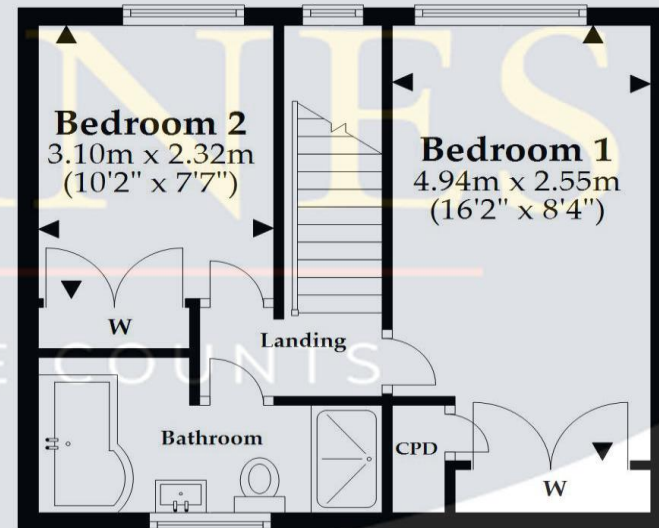
Ground Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 92.9 sq. metres (1000.1 sq. feet)

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







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