



Colehill
Dorset, BH21 2LG

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FREEHOLD PRICE GUIDE: £450,000

A spacious detached family home in need of some updating offering four bedrooms and sitting/dining room with off road parking and garage situated in a cul de sac location on an elevated plot with views over Wimborne and beyond. NO FORWARD CHAIN.

- Steps lead up to entrance door
- Large entrance hallway, space for cloaks
- Cloakroom with wash hand basin and WC
- Spacious sitting/dining room with dual aspect windows and stone fireplace and inset coal effect gas fire
- Kitchen with range of base and eye level units, space for appliances, extractor fan, boiler, rear aspect window and door to outside
- Four good size bedrooms, three with built in wardrobes
- Family bathroom with three piece suite
- Double glazing and gas heating
- Outside: Driveway giving off road parking and leading to detached garage. Front garden with lawn area and shrub/plant borders. Side access with patio and shed leading to rear garden which is laid to lawn with flower/shrub/tree borders

This property enjoys an elevated position and is approximately three miles from the delightful market town of Wimborne. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridle ways, footpaths and coastal routes to explore.

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.

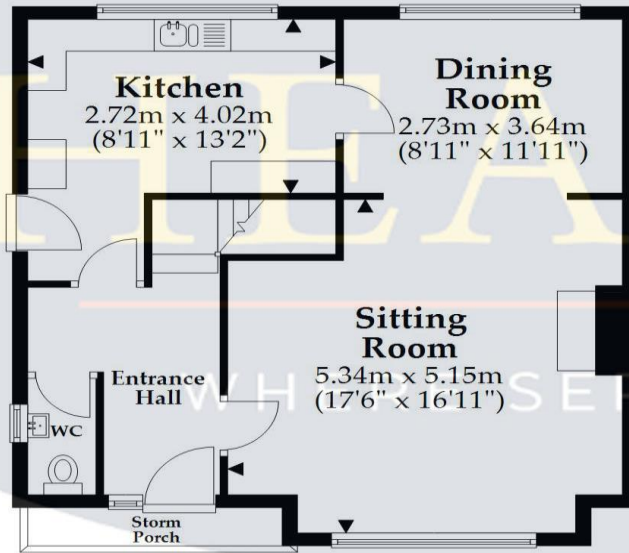






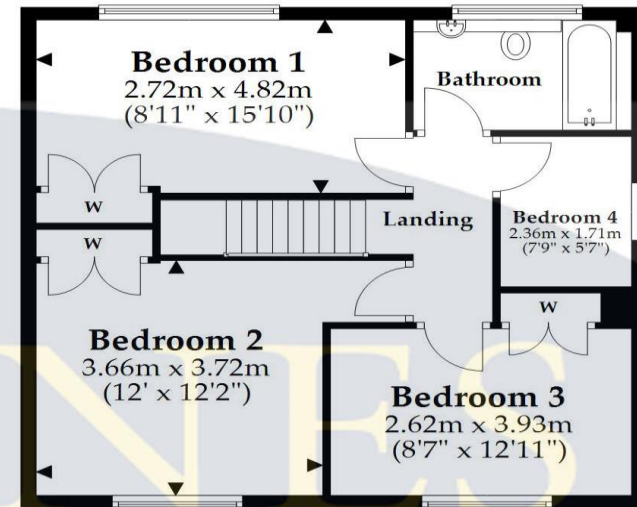
Ground Floor

Approx. 60.1 sq. metres (647.0 sq. feet)



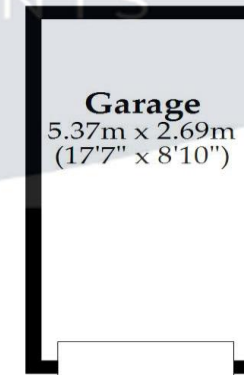
First Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



Garage

Approx. 14.4 sq. metres (155.5 sq. feet)



Total area: approx. 132.4 sq. metres (1425.6 sq. feet)

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



LJT SURVEYING





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6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

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