



HEARNES

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Colehill
Dorset, BH21 2SA

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FREEHOLD PRICE: £350,000

A delightful character 1910 mid terrace two bedroom home with superb open plan living/dining room with wood burning stove and conservatory/kitchen/diner set on a generous size plot in a popular central area of Colehill. The property has been tastefully updated with a character feel alongside a modern finish.

- Entrance hall with stairs to the first floor
- Generous size open plan living/dining room with wood burning stove, wood effect flooring and under stairs storage
- The conservatory/kitchen/diner includes a high gloss tiled floor and solid wood breakfast bar as part of the island unit. The kitchen has a range of navy units and pan drawers with complementary wooden worktops, a five ring gas hob, chimney style extractor hood, integrated dishwasher and fridge and double glazed sliding patio doors opening onto the patio
- Two double bedrooms, one with feature fireplace and built-in wardrobes the second room enjoys garden views
- The family bathroom has been refurbished by the current owner to a high standard with character features
- The private rear garden is a superb part of this home with a summer house with power, light and plumbing for a washing machine
- EV charger
- Please note: There is no dropped kerb to the front of the property. The property has been an Air BnB for three years with 99% occupancy

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 and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

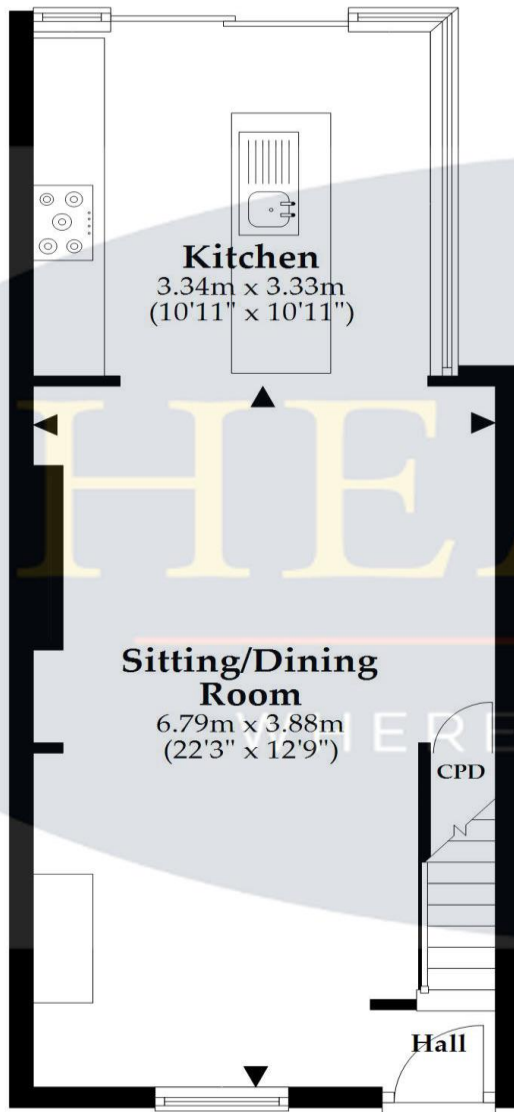
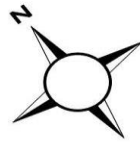
COUNCIL TAX BAND: TBC EPC RATING: D

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.



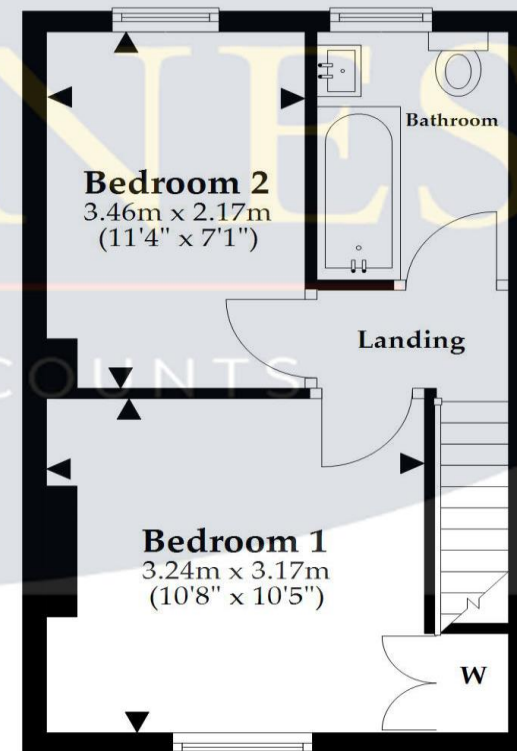
Ground Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (283.7 sq. feet)



Total area: approx. 64.2 sq. metres (690.8 sq. feet)

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



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