



HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2UR

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FREEHOLD PRICE: £335,000

A three double bedroom end of terrace home with a sitting room/diner, landscaped garden and garage set in a quiet cul-de-sac location with a semi-rural feel.

- Entrance porch with storage cupboard
- Entrance hall with under stairs storage cupboard and further space
- Cloakroom with wash hand basin, set in a vanity unit with tiled splash back and WC
- Generous size sitting/dining room with triple aspect offering views of front and rear gardens
- The kitchen is finished in a range of high gloss white units with a complementary worktop including a freestanding fridge freezer, washing machine, dishwasher and cooker with a double-glazed door providing access to the garden
- Three double bedrooms: two with fitted wardrobes and one with a freestanding wardrobe
- Family bathroom with separate shower cubicle, bath with shower over, wash hand pedestal and WC
- South facing landscaped garden with gated access to the rear
- Street parking close by and garage in block

The property is approximately 2.5 miles from Wimborne town centre where you can find coffee shops, retail shops, restaurants and the popular Art Deco Tivoli theatre and is within catchment areas of reputable schools. Colehill offers excellent schooling and local shops, parish church, library and hairdresser.

COUNCIL TAX BAND: C EPC RATING: C

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.



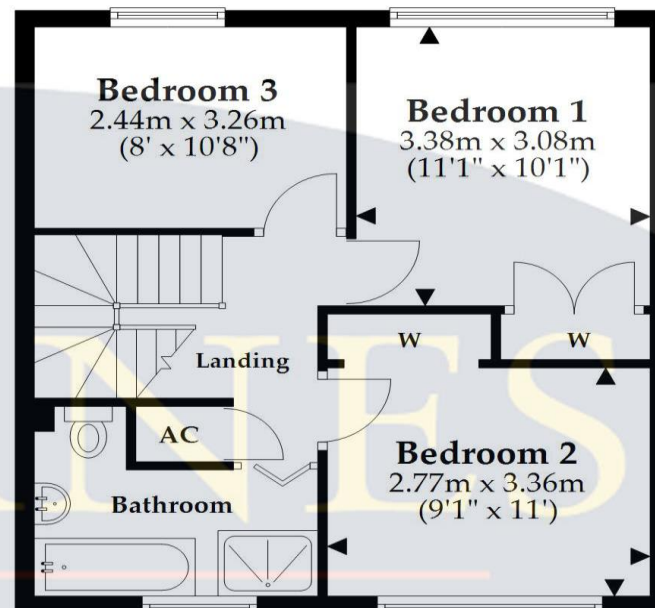
Ground Floor

Approx. 45.2 sq. metres (486.5 sq. feet)



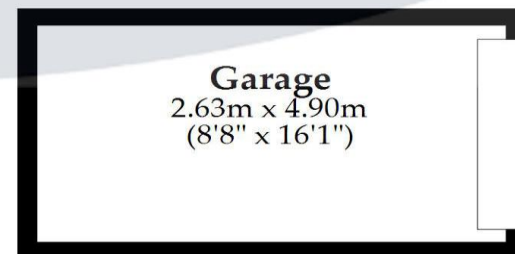
First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Garage

Approx. 12.9 sq. metres (138.7 sq. feet)



Total area: approx. 102.4 sq. metres (1102.1 sq. feet)

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



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