



HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2JP

Colehill, Dorset, BH21 2JP

FREEHOLD GUIDE PRICE £300,000 - £310,000

A two double bedroom semi-detached bungalow with excellent scope for modernisation, set in a sought-after residential location, with benefits including a driveway, detached garage and a private rear garden, close to local amenities and transport links, this property offers superb potential to create a home to your own taste. NO FORWARD CHAIN.

- 'L' shaped entrance hallway housing airing cupboard
- Good size sitting room with tiled fireplace and inset coal effect gas fire with front aspect window
- Kitchen with range of base and eye level units with complementary worktops, inset gas hob with electric oven below. Space for appliances with rear aspect window and door to garden
- Two double bedrooms: main bedroom with fitted wardrobe and chest of drawers
- Bathroom with Roca fittings and three piece suite with electric shower over bath
- Double glazing and gas heating
- Outside: front and rear gardens with tarmac driveway giving off-road parking with a detached garage

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2 and a ½ miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: C EPC RATING: D

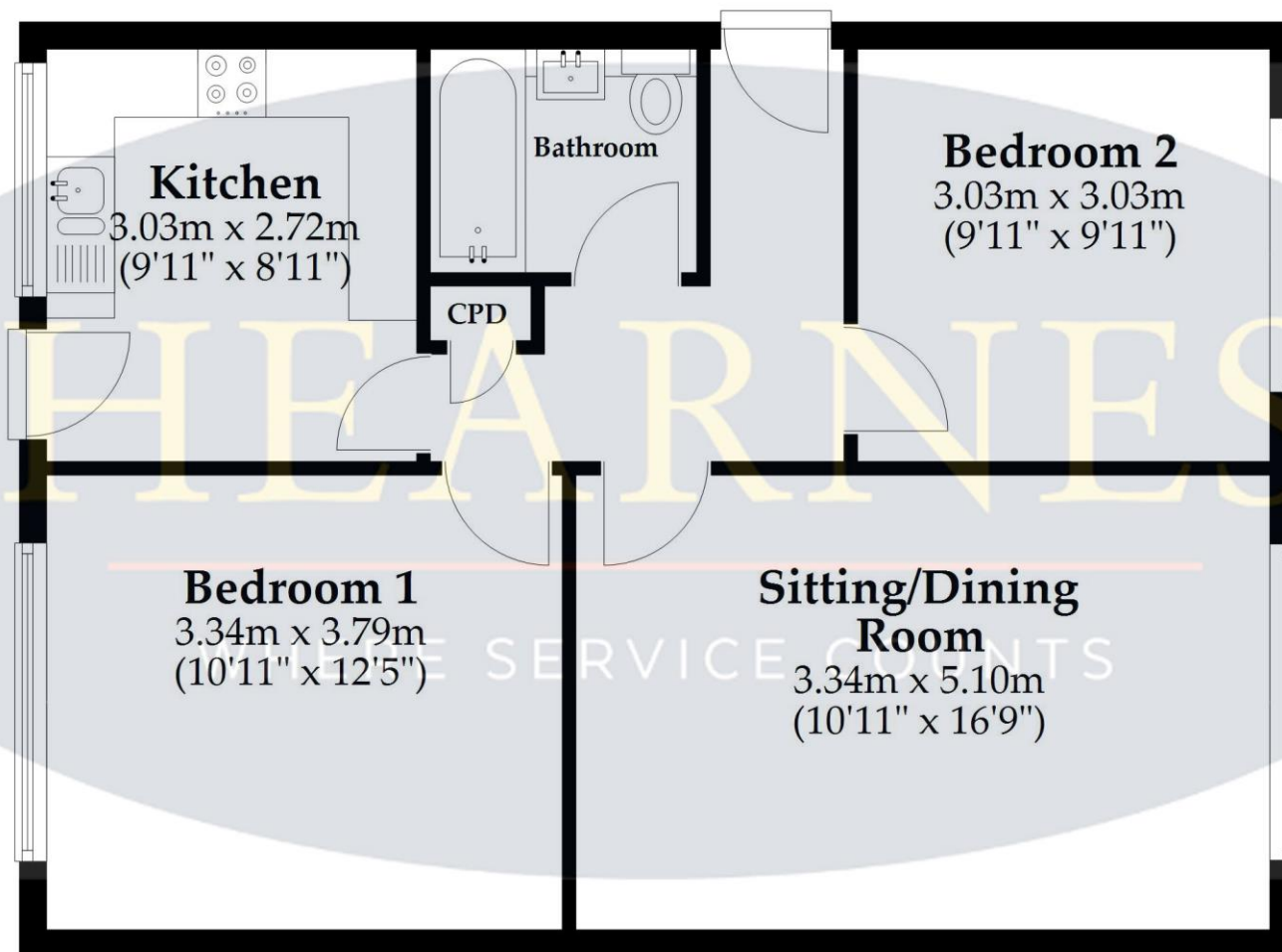
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 58.2 sq. metres (626.1 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

