



HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2HL

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FREEHOLD PRICE: £450,000 - £475,000

A spacious two double bedroom detached bungalow with kitchen/breakfast room and conservatory in need of modernisation situated down a private driveway on a good size plot with off-road parking and garage. NO FORWARD CHAIN.

- Enclosed entrance porch
- Entrance hallway with built in cloaks cupboard, airing cupboard and further storage cupboard
- Spacious sitting room with gas fire (not tested) and front aspect window
- Large kitchen/breakfast room with range of base and eye level units, worktops, space for appliances, breakfast bar and space for table and chairs
- Conservatory with door to garden
- Two double bedrooms with built in wardrobes
- Bathroom with three-piece suite
- Double glazing and gas heating
- Outside: situated down a private driveway leads to a tarmac driveway with off-road parking and a garage. The front garden is laid to lawn with side lawn to rear garden which is of a good size

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 3 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: D

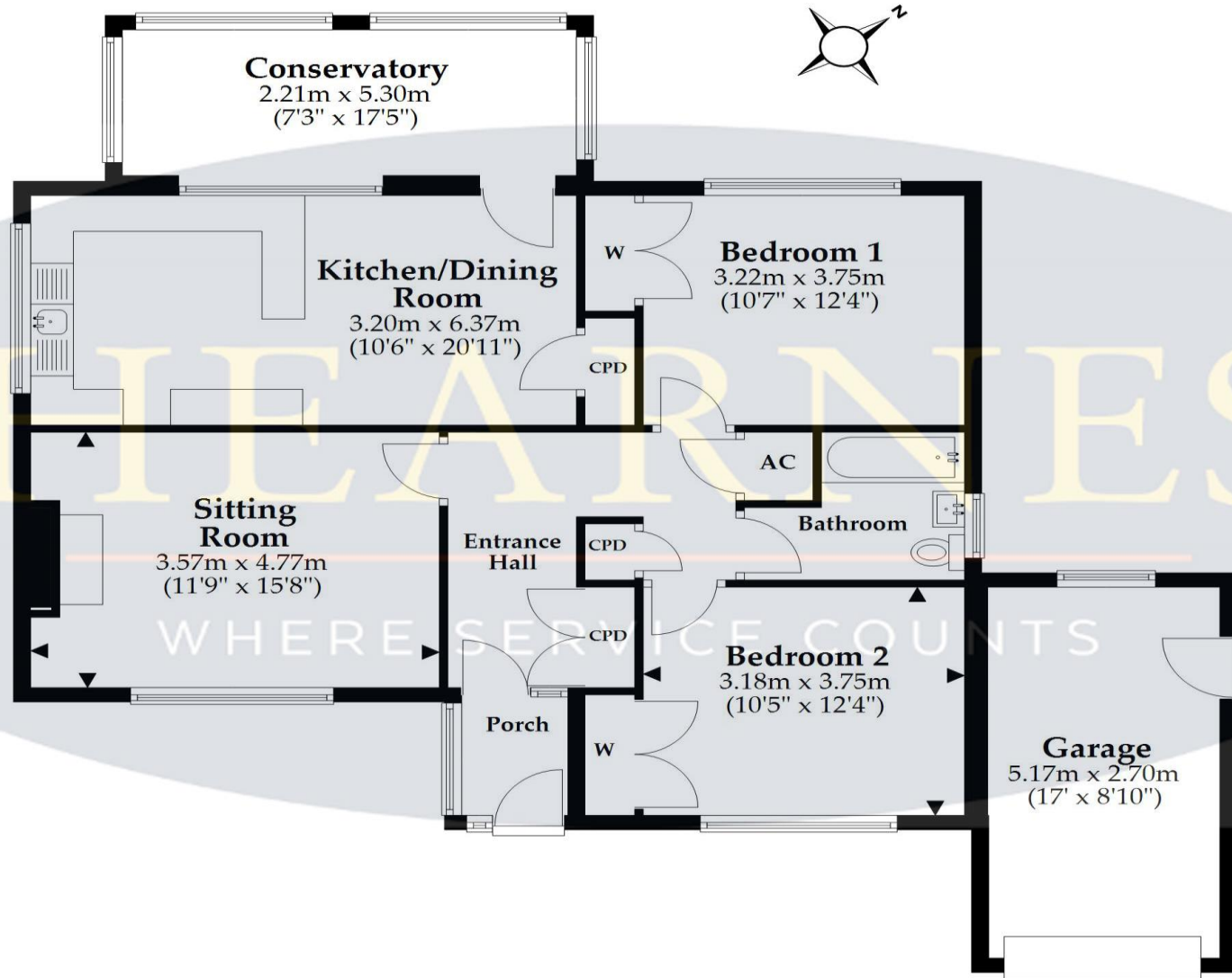
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Ground Floor

Approx. 112.4 sq. metres (1210.3 sq. feet)



Total area: approx. 112.4 sq. metres (1210.3 sq. feet)

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



LJT SURVEYING





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