



Colehill
Dorset, BH21 2JT

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FREEHOLD PRICE: OFFERS IN EXCESS OF £325,000

A well proportioned two double bedroom semi-detached bungalow with a generous size sitting/dining room, garage, private courtyard garden and parking for two cars.

- Entrance hall with loft access
- Generous size sitting/dining room with feature fireplace and large picture window with front aspect
- The kitchen has a range of high gloss white units with complementary worktops, free standing dishwasher, washing machine and cooker
- Two double bedrooms, one with double glazed French doors opening onto the courtyard garden
- The bathroom has recently been converted into a wet room with WC and wash hand basin set in a vanity unit
- The courtyard rear garden has been landscaped for low maintenance and includes a summer house and raised bed for planting

Dales Drive is a popular location and is approximately two miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

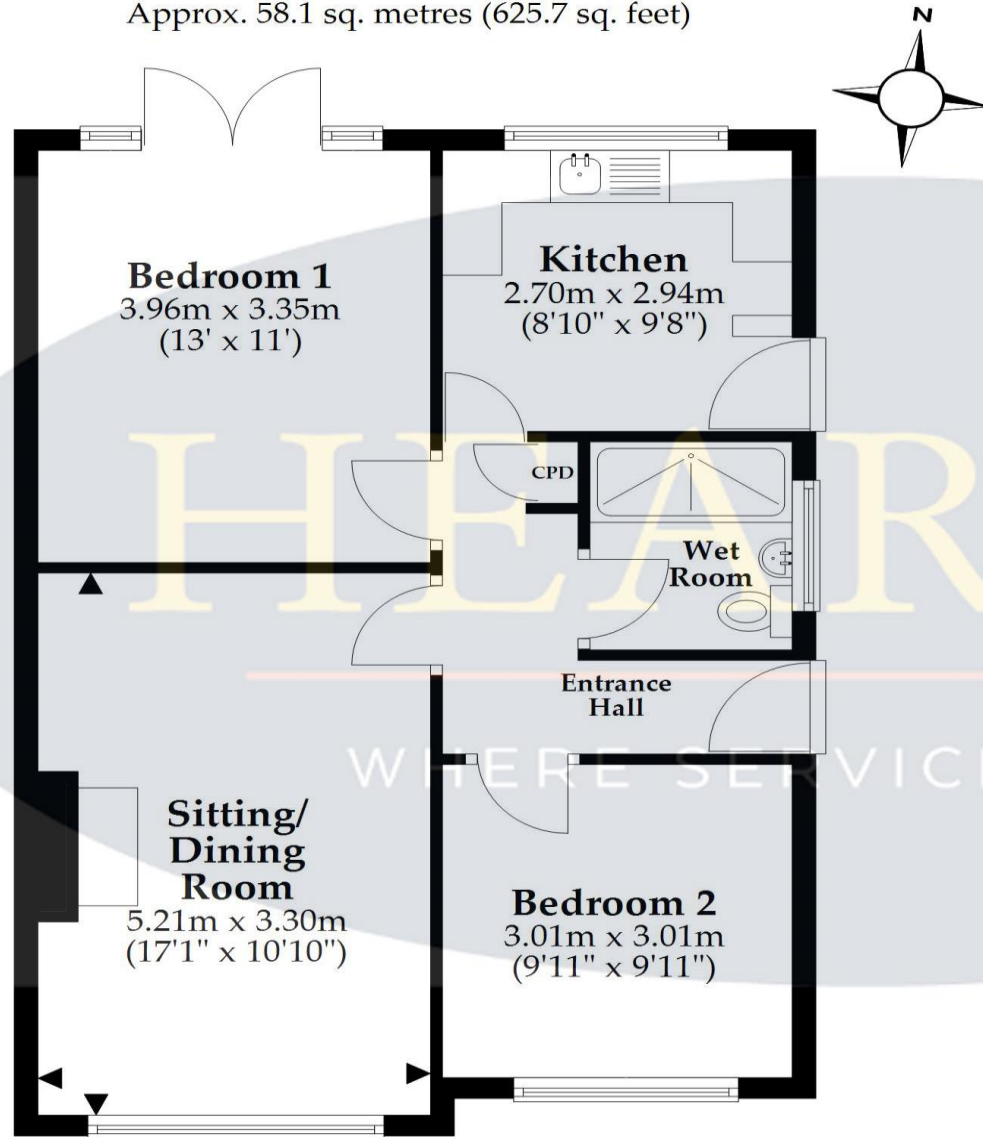
COUNCIL TAX BAND: C EPC RATING: D

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.



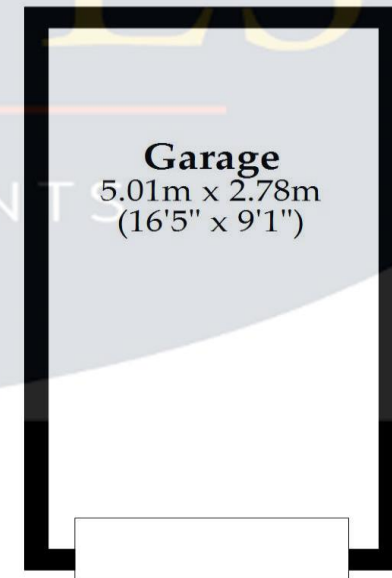
Ground Floor

Approx. 58.1 sq. metres (625.7 sq. feet)



Garage

Approx. 13.9 sq. metres (149.9 sq. feet)



Total area: approx. 72.1 sq. metres (775.6 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

