

**HEARNES**

WHERE SERVICE COUNTS



**Colehill  
Dorset, BH21 2LH**

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## FREEHOLD PRICE: £375,000

A spacious three bedroom detached bungalow in need of some updating with good size sitting/dining room situated on a corner plot with off road parking and garage in a cul de sac location. NO FORWARD CHAIN.

- Entrance porch leading to entrance hallway with airing cupboard housing tank and boiler
- Spacious sitting/dining room enjoying a dual aspect with patio door to garden
- Kitchen with range of base and eye level units and complementary worktops, space for appliances and rear aspect with door to garden
- Three good size bedrooms. Main bedroom with built in wardrobe
- Shower room with separate cloakroom
- Double glazing and gas heating
- Outside: Off road parking leading to garage with up and over door. The property is situated on a corner plot with lawn and tree borders. The rear garden has patio area and lawn with flower and shrub borders, garden shed, enclosed by panel fencing and brick walling

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

COUNCIL TAX BAND: D 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. 101.3 sq. metres (1090.8 sq. feet)



Total area: approx. 101.3 sq. metres (1090.8 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](mailto:wimborne@hearnes.com) [www.hearnes.com](http://www.hearnes.com)

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