

FOR SALE

HEARNES

WHERE SERVICE COUNTS

**Colehill
Dorset, BH21 2UB**

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FREEHOLD PRICE: £275,000

A two bedroom townhouse featuring a sun conservatory and off road parking situated in a quiet cul de sac location ideal for first time buyers, small families or investors seeking a peaceful residential setting.

- Entrance door into kitchen
- Kitchen with range of base and eye level units with worktops, inset hob and electric oven below, extractor fan over, space for appliances, breakfast bar, wall mounted boiler, front aspect window
- Spacious sitting/dining room with staircase to first floor and patio door to sun conservatory
- Sun conservatory with tiled flooring and French doors to garden
- Inner hallway with cloakroom with wash hand basin and WC
- Outer lobby with space for washing machine and fridge freezer, doors to front and rear
- Two double bedrooms with built in wardrobes
- Modern shower room with double shower cubicle, wash hand basin, WC, ladder style towel rail and part tiled walls
- Outside: Brick paviour driveway giving off road parking. Front garden has a small lawn area with flower/shrub borders. The rear garden has a brick paviour small patio and pathway leading to a tiered patio and shingle area with flower/shrub/tree borders, garden shed

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.

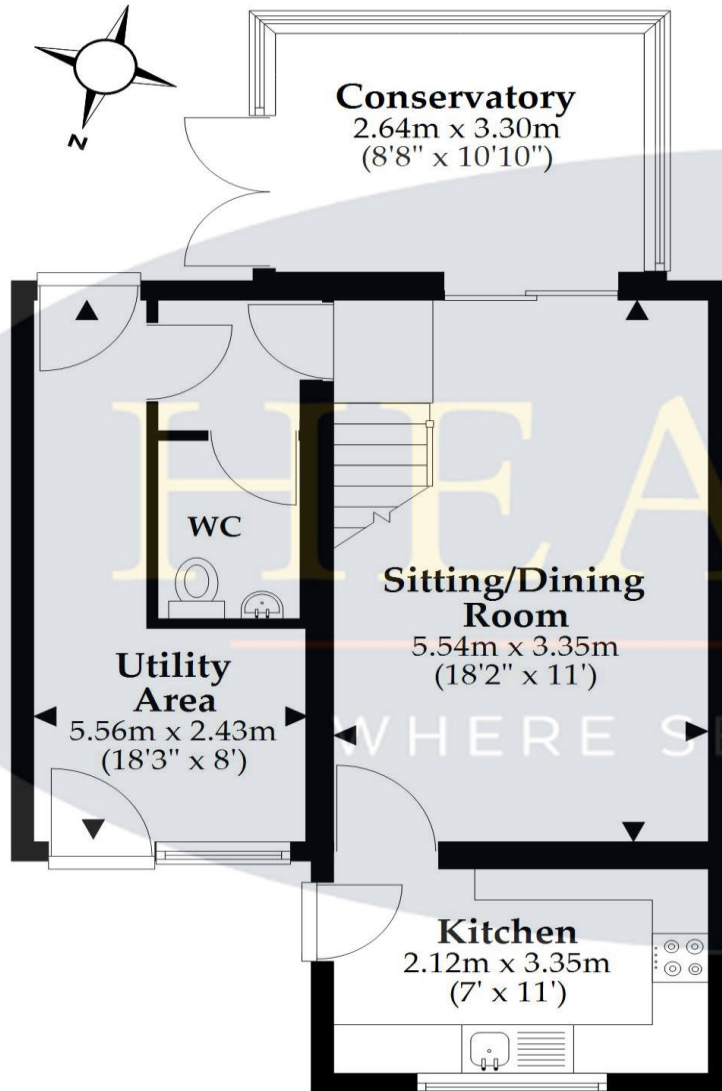
COUNCIL TAX BAND: C EPC RATING: D

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.



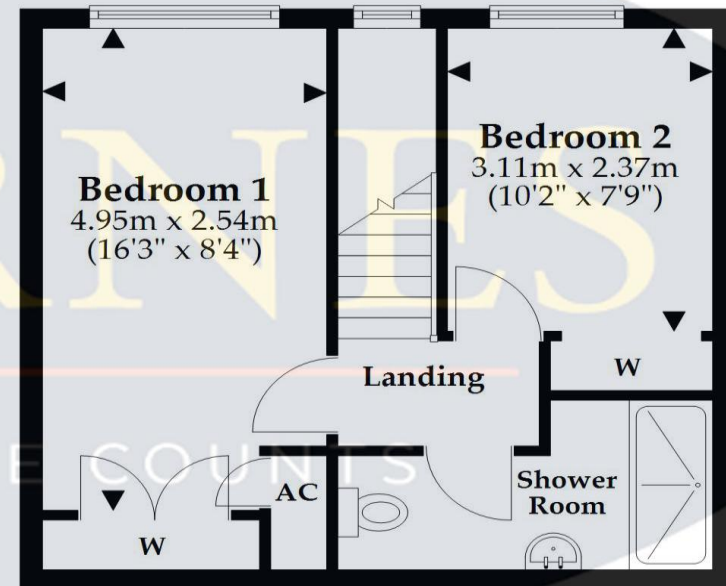
Ground Floor

Main area: approx. 40.8 sq. metres (438.8 sq. feet)
Plus utility area, approx. 9.1 sq. metres (97.5 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Main area: Approx. 74.1 sq. metres (797.3 sq. feet)
Plus utility area, approx. 9.1 sq. metres (97.5 sq. feet)

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



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