



Colehill
Dorset, BH21 7BA

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FREEHOLD PRICE: £370,000

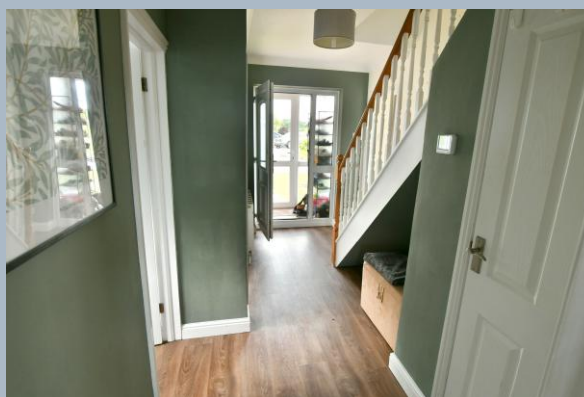
A deceptively spacious three bedroom semi-detached home ideally situated in a quiet cul-de-sac location. The property offers a generous size sitting/dining room, a ground floor bedroom and bathroom and first floor double bedrooms offering versatile living accommodation for families, downsizers or those seeking ground floor living options. Outside the property benefits from off-road parking, a garage and attractive outdoor space.

- Entrance porch leading to large entrance hallway with storage cupboard
- Spacious sitting/dining room with open fireplace with wooden surrounding, enjoying a dual aspect
- Kitchen with range of base and eye level units with worktops, inset gas hob with extractor fan over and oven below, space for appliances, breakfast bar, rear window and door to garden
- Ground floor third bedroom enjoying a front aspect
- Ground floor family bathroom with modern white suite with bath and shower over, vanity unit with wash hand basin and WC, ladder style heated towel rail and part tiled
- Two first floor double bedrooms
- Outside: front lawn with shrub and tree borders, a tarmac driveway leading down one side of the property with double gates and a garage. The rear garden has a patio area leading on to lawn area with further patio enclosed by panel fencing

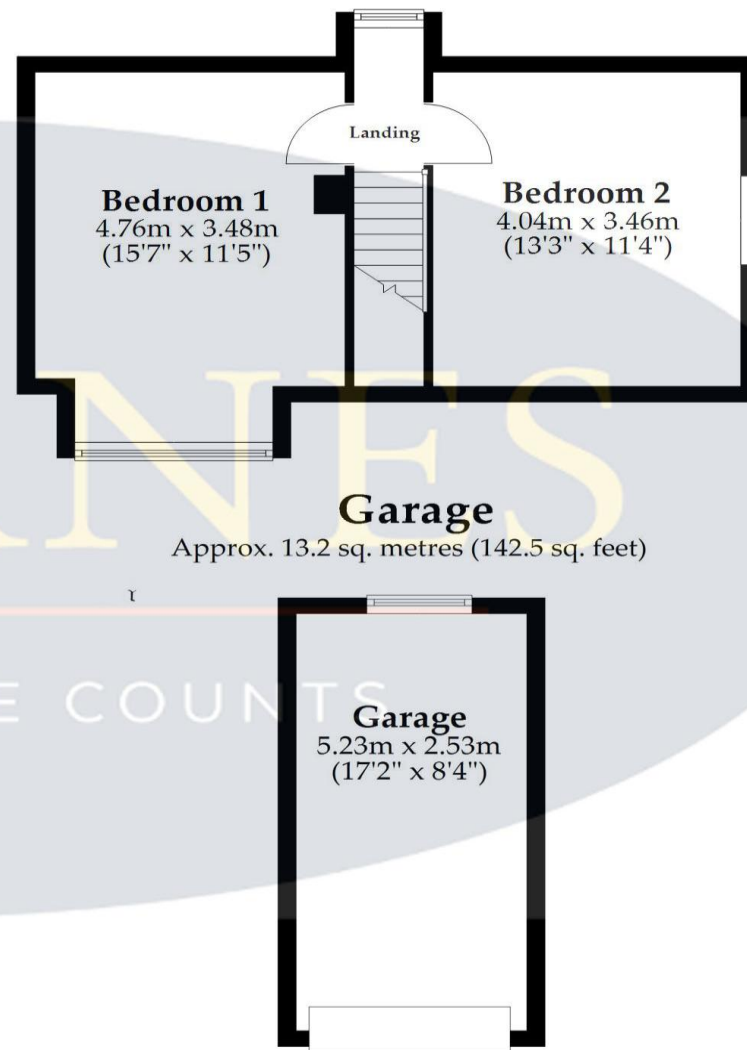
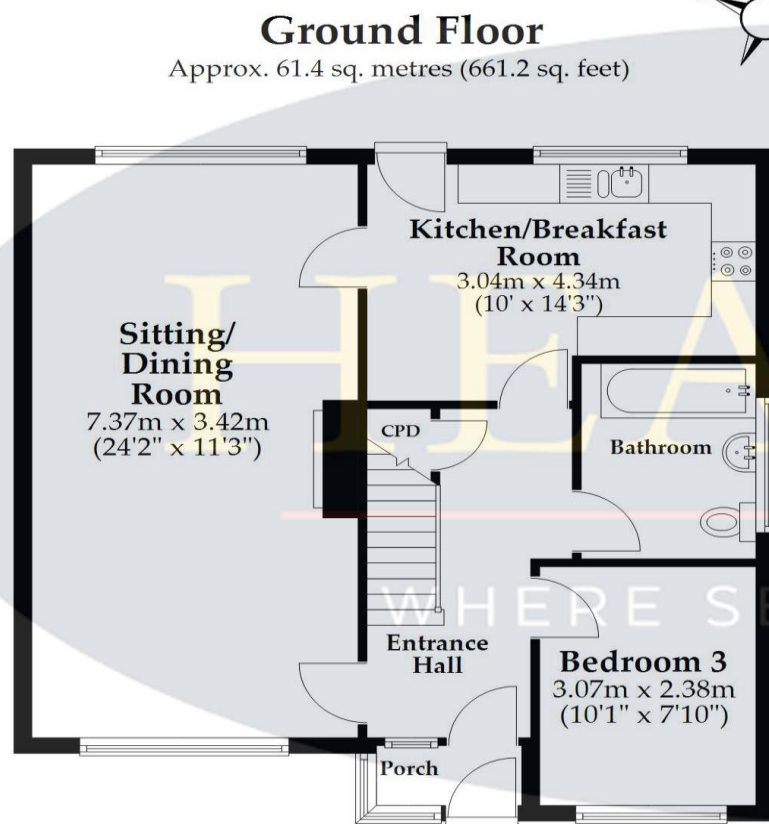
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 2.5 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

EPC RATING: D COUNCIL TAX BAND: 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.



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



Main area: Approx. 95.2 sq. metres (1025.0 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.5 sq. feet)

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



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