HEARNES
WHERE SERVICE COUNTS
Colehill
Dorset, BH21 2JX

Colehill, Dorset, BH21 2JX

FREEHOLD PRICE: Offers in excess of £350,000

A deceptively spacious two double bedroom detached bungalow situated on a corner plot with off-road parking. The property offers generous accommodation including a spacious sitting room, well proportioned kitchen/dining room and a modern en suite shower room to the principal bedroom.

- Entrance porch leads to entrance hallway with cloaks cupboard
- Good size kitchen/dining room with range of base and eye level units and drawers, complementary worktops, inset gas hob with extractor fan and adjoining electric oven and grill, space for appliances and table and chairs, double doors to dual aspect sitting room and door to side elevation
- Spacious sitting room with fireplace surrounding, enjoying a triple aspect
- Two double bedrooms: main bedroom with modern en suite shower room
- Bathroom with white three-piece suite, shaver point, ladder style heated towel rail
- Gas heating and double glazing
- Privately owned solar panels providing additional income
- Outside: situated on a corner plot with in and out driveway providing off-road parking, front lawn area with low level hedging, shrubs and tree border. The rear garden has a large patio and decking area with lawn, garden shed, enclosed by panel fencing

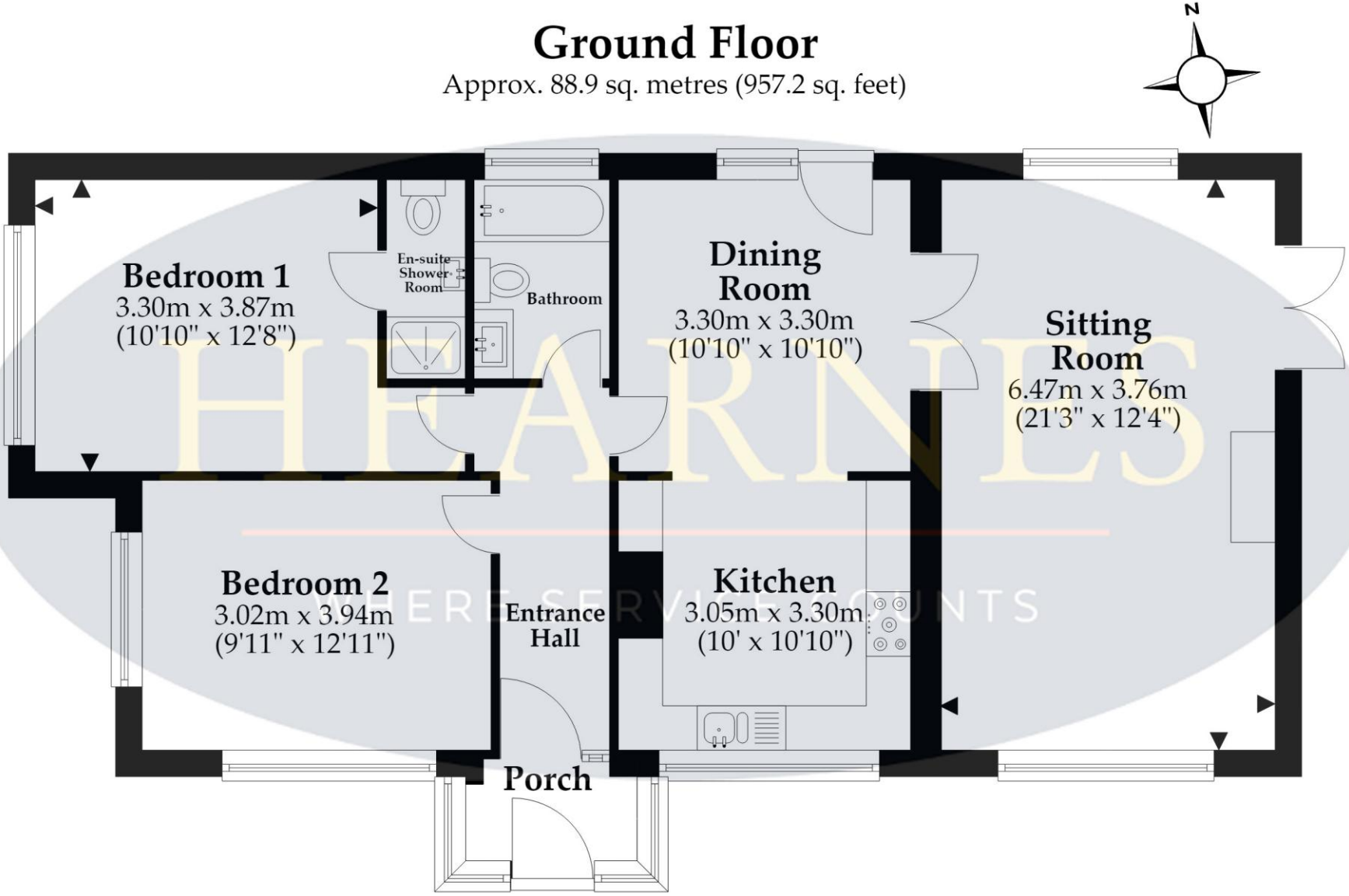
This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately 3 miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

EPC RATING: B COUNCIL TAX BAND: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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. 88.9 sq. metres (957.2 sq. feet)



Total area: approx. 88.9 sq. metres (957.2 sq. feet)

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

LJT SURVEYING

HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD