

HEARNES

WHERE SERVICE COUNTS

FOR SALE

Colehill  
Dorset, BH21 2HZ

# Colehill, Dorset, BH21 2HZ

## FREEHOLD PRICE: £415,000

A deceptively spacious, recently refurbished three bedroom semi-detached family home with a generous size kitchen/breakfast room, sitting room/diner, integral garage, off road parking and a good size garden within walking distance of By-the-way field.

- Entrance hall with space for coats and shoes
- Generous size sitting room/diner with double glazed French doors opening onto the patio
- Recently refurbished kitchen/breakfast room with a range of matt navy base and eye units with solid wood worktops, an integrated dishwasher, large storage cupboard, range cooker with space for fridge freezer, wine fridge and washing machine
- Landing with window
- Recently refurbished shower room with matching floor and wall tiles, walk in shower, wall mounted wash hand basin set into a vanity unit and WC
- Three bedrooms, two double bedrooms and a good size single all with space for wardrobes
- Integral garage with power and light, access from the kitchen (could be used as a second reception room)
- Landscaped mature garden with large patio and pagoda, ideal for al fresco dining, a shed with power and light and a fire pit area ideal for summer and winter entertainment
- Access to By-the-way field at the end of the road

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is approximately three miles 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 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.

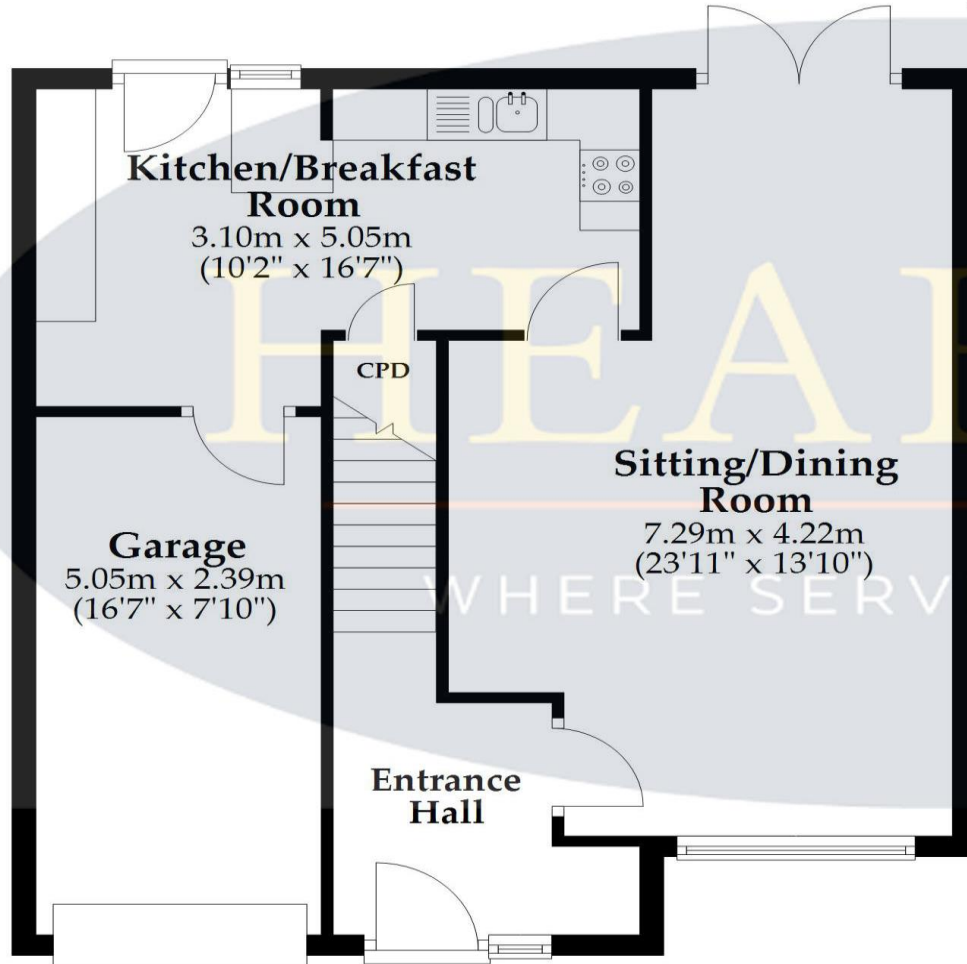




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

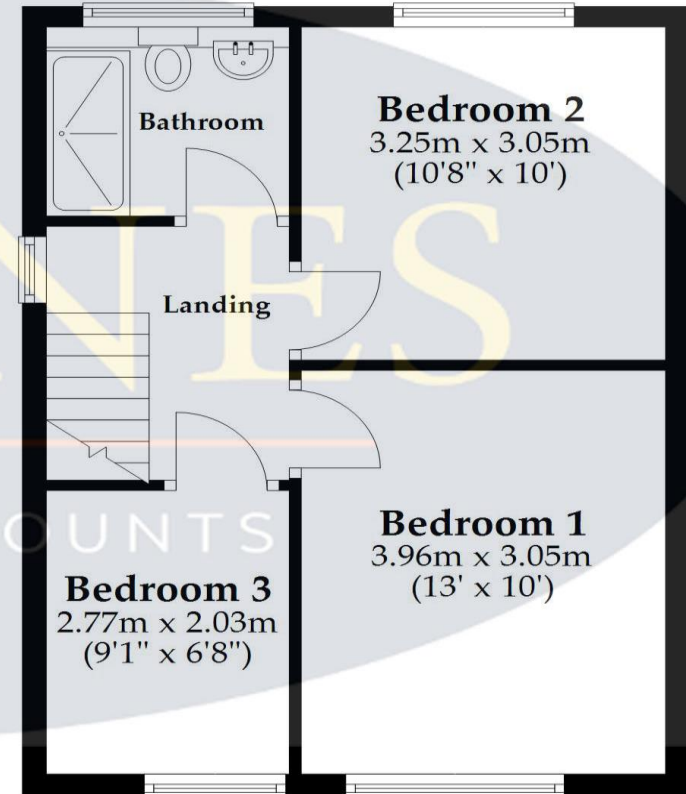
## Ground Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



## First Floor

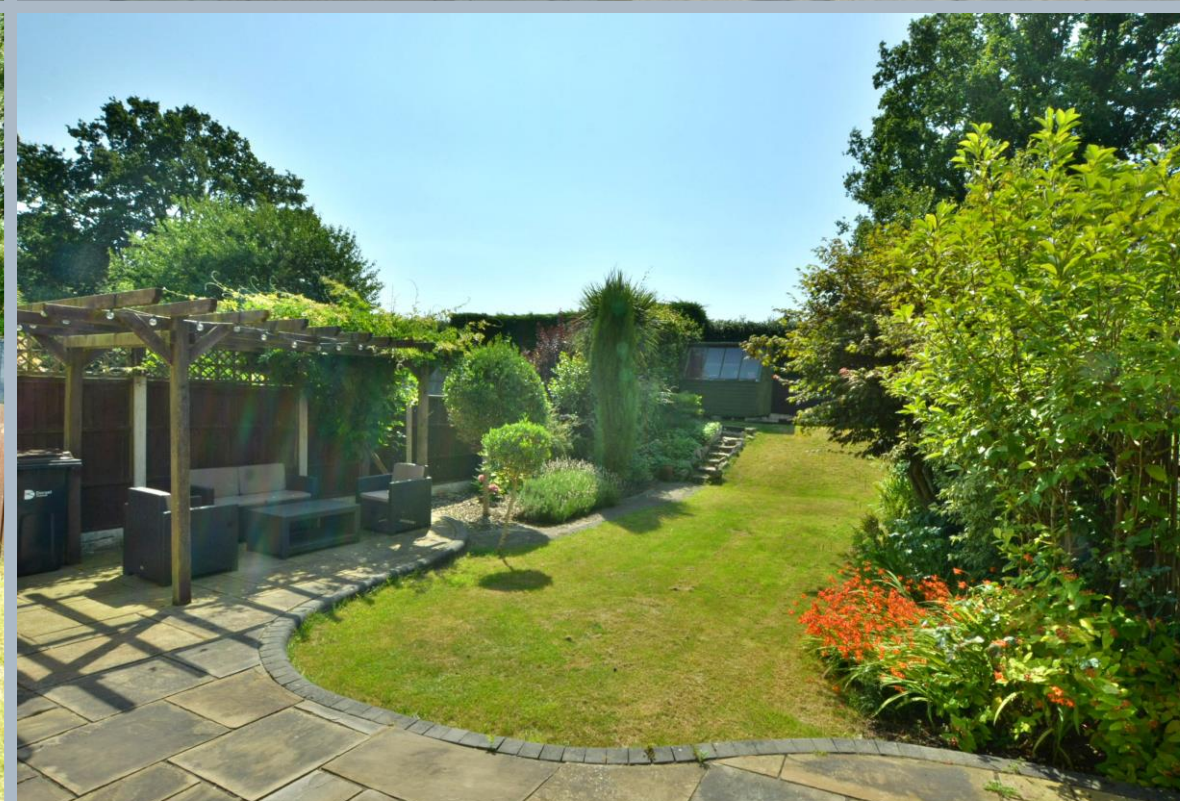
Approx. 37.8 sq. metres (407.2 sq. feet)



Total area: approx. 98.6 sq. metres (1061.2 sq. feet)

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







[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD