
HEARNES
WHERE SERVICE COUNTS
FOR SALE
Colehill
Dorset, BH21 2UQ

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FREEHOLD PRICE: OFFERS IN EXCESS OF £325,000

A deceptively spacious three double bedroom end of terrace home with generous size sitting/ dining room, kitchen/breakfast room, integral garage and ample parking set in a cul-de-sac location within easy reach of Cannon Hill Plantation.

- Spacious entrance hall with two storage cupboards and cloakroom
- Kitchen finished in a range of matt white units with complementary worktops, under unit oven, ceramic hob, extractor hood, space for washing machine and fridge freezer, door to rear garden
- Generous sitting/dining room with feature fireplace and double glazed French doors opening onto the garden
- Cloakroom with pedestal wash hand basin and WC
- Large landing with loft access
- Three double bedrooms, two with built-in wardrobes and bedroom three with space for free standing wardrobes
- Family bathroom with bath and shower over, pedestal wash hand basin and WC
- Outside: Rear garden with side access and a large range of mature shrubs and trees. At the front of the property there is access to the integral garage and off road parking

Colehill has many local amenities including a small Co-op/post office, pharmacy, hairdresser and community run library with convenient bus routes direct to the town centre or into Poole and Bournemouth. There are good local First and Middle schools and is approximately three miles from Wimborne town centre which has an excellent selection of shops, restaurants and traditional public houses, together with the much-loved 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.

















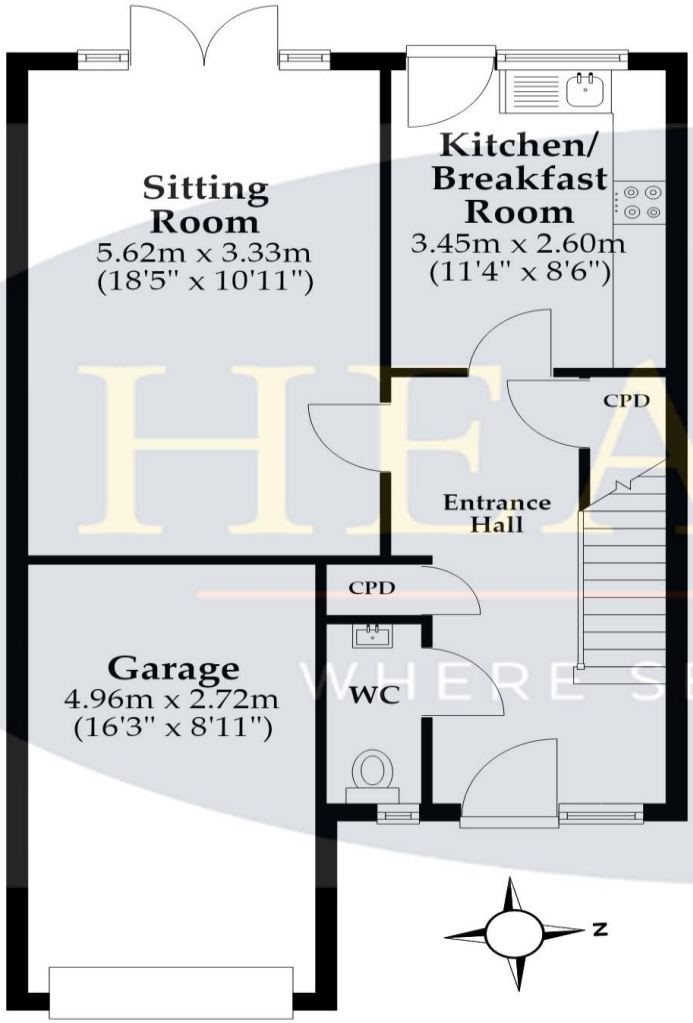




Ground Floor

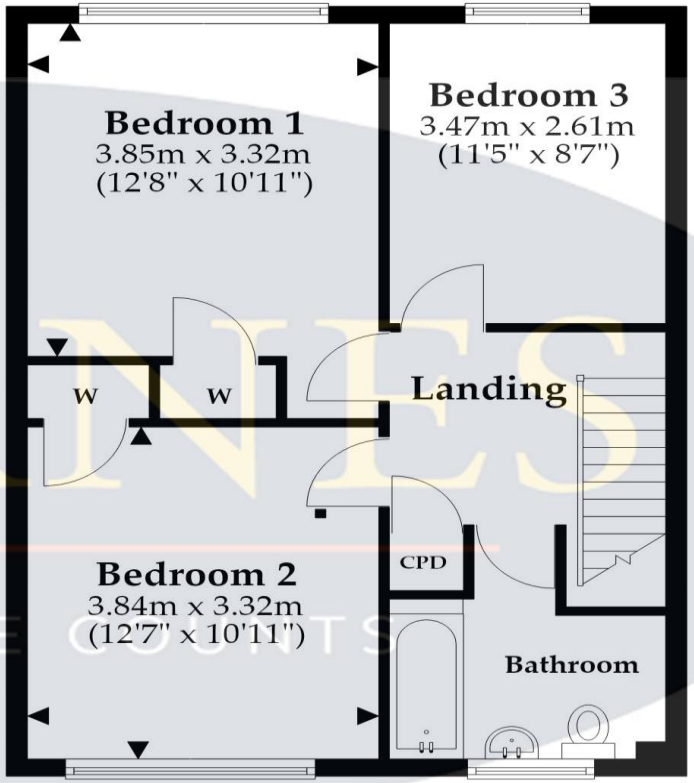
Main area: approx. 43.1 sq. metres (463.9 sq. feet)

Plus garage, approx. 13.5 sq. metres (145.2 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



Main area: Approx. 94.4 sq. metres (1016.3 sq. feet)

Plus garage, approx. 13.5 sq. metres (145.2 sq. feet)

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

LJT Surveying

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