



HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2HQ

© SnapEdit

Colehill, Dorset, BH21 2HQ

FREEHOLD PRICE: £525,000

A chalet style detached house offering three double bedrooms, two bathrooms a generous size sitting/dining room with a mature private garden, integral garage and off road parking. Designed and built by the owner in the mid 1970's and has remained in the same family ever since.

- Spacious entrance hall with two double cupboards
- Kitchen/breakfast room with a range of floor and wall mounted units including a larger cupboard, breakfast bar, complementary worktops with space for oven, washing machine and fridge freezer
- 'L' shaped sitting/dining room with double glazed sliding doors opening onto the patio
- Bedroom three is located on the ground floor with an adjoining shower room with shower cubicle, wash hand basin and WC
- A quarter turn staircase leading to large landing
- Two double bedrooms on the first floor both with fitted wardrobes, one with garden views
- Spacious family bathroom with bath, wash hand basin set in a vanity unit and WC
- Enclosed rear garden with range of mature shrubs and trees
- Integral garage with an up and over door and includes power, light and private door - could be converted into another bedroom or reception room

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

COUNCIL TAX BAND: F EPC RATING: E

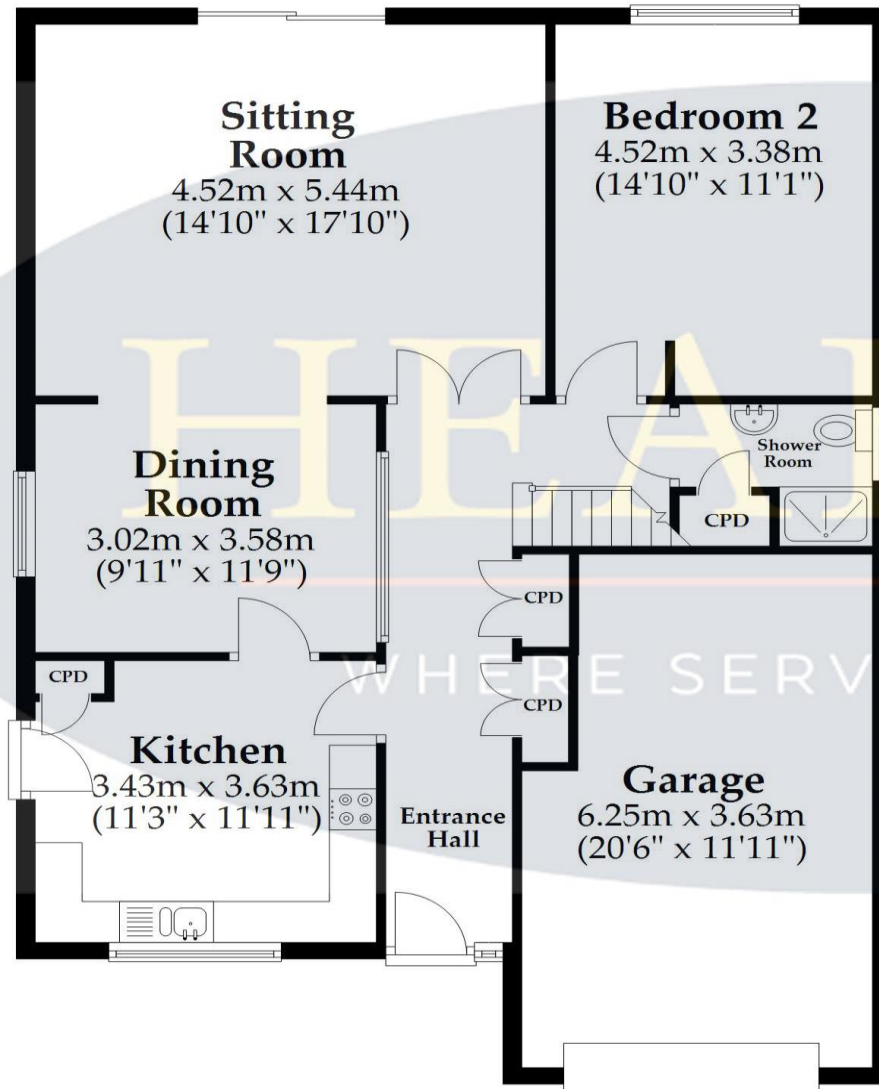
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.



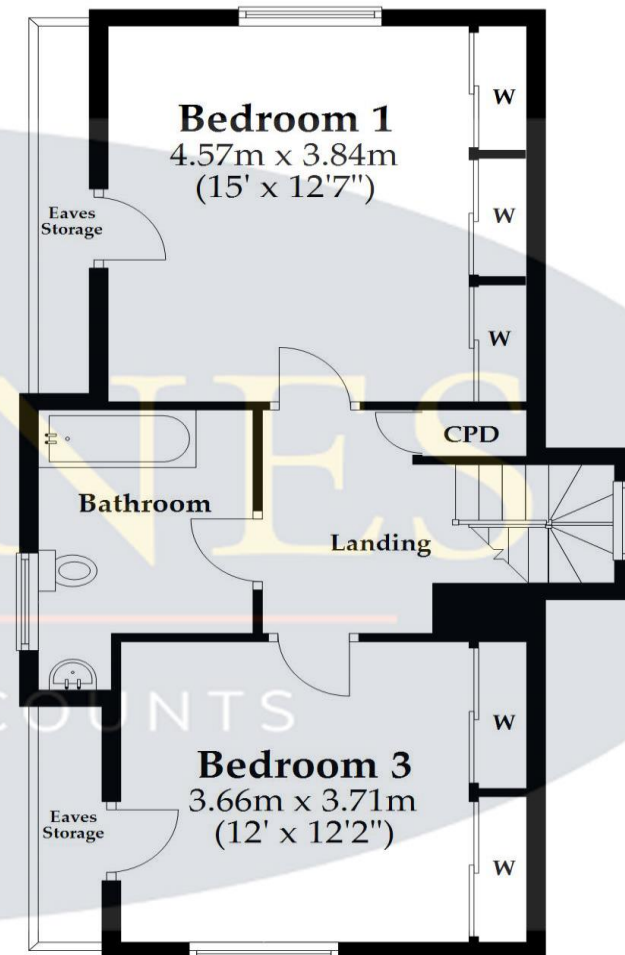


Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

Ground Floor



First Floor



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





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