



**HEARNES**  
WHERE SERVICE COUNTS

**Colehill**  
**Dorset, BH21 2HY**

# Colehill, Dorset, BH21 2HY

## FREEHOLD PRICE £367,000

First time to the market since 1963, an extended three bedroom end of terrace family home set on an elevated and generous size corner plot including a private landscaped garden and garage and within easy reach of local schools and 'By the way' fields.

- Entrance hall with access to stairs
- Generous size sitting room/diner with sliding patio doors and large picture window overlooking the front garden
- Dual aspect kitchen finished in a range of laminated floor and wall mounted units and complementary worktop with space for freestanding cooker and fridge freezer
- Separate utility room with plumbing for washing machine, under stair storage and door to the garden
- Three double bedrooms: main bedroom offering a dual aspect, fitted wardrobes and dressing area
- Family bathroom: bath with shower over, pedestal wash hand basin and WC
- Outside: landscaped private garden and attached garage with power and light with parking for two cars

Colehill is a popular location and is approximately two miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: C

EPC RATING: D

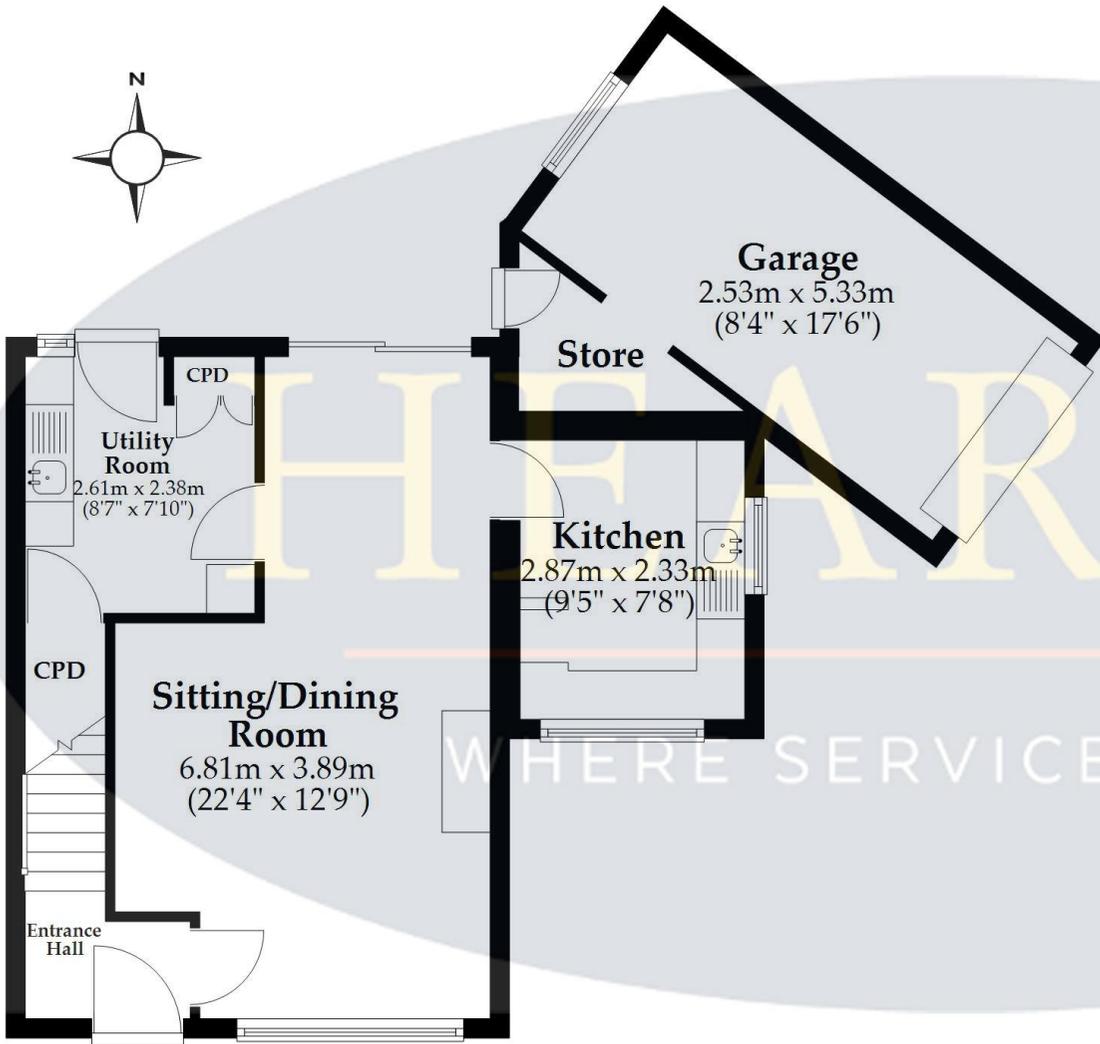
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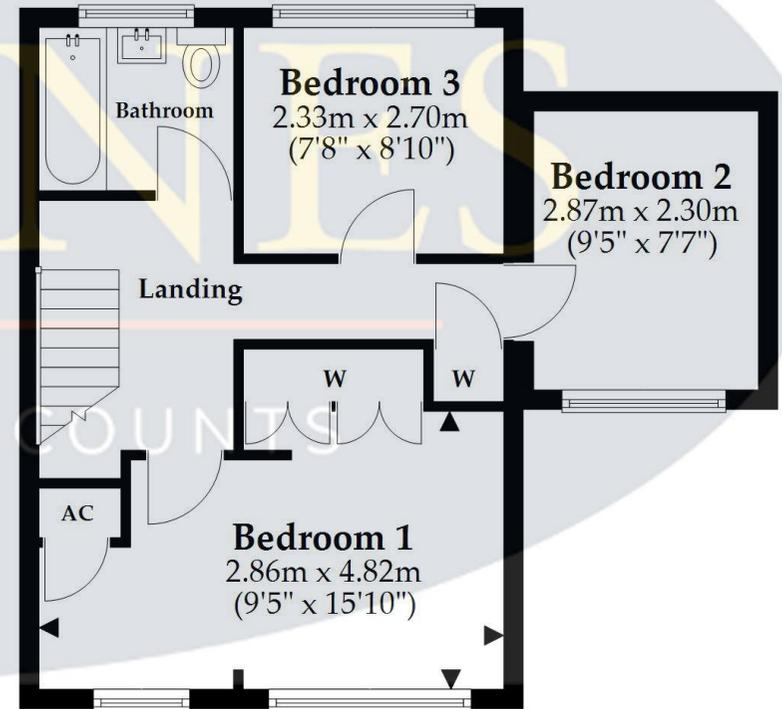
# Ground Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



# First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.8 sq. feet)

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







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