



Colehill
Dorset, BH21 2JP

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FREEHOLD PRICE: OFFERS IN EXCESS OF £425,000

A well proportioned three double bedroom detached bungalow with garage and off road parking set on a generous size plot. The property has been recently refurbished throughout including a new kitchen, bathroom, cloakroom, new wiring, plumbing, flooring and redecoration.

- Entrance porch ideal for coats and shoes
- Large reception hall with storage cupboards and loft access
- Modern kitchen with range of high gloss white units and complementary worktops, a built in oven, ceramic hob with extractor hood over, space for washing machine and fridge freezer
- Generous size sitting room with dual aspect
- Three double bedrooms, all with space for wardrobes
- Modern bathroom with bath and shower over, wash hand basin set in a vanity unit, heated towel rail and wall mounted mirror cupboard with lights
- Cloakroom with WC
- Rear garden with lawn, a small pond and a range of mature shrubs and trees
- Garage and off road parking for several cars

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 and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

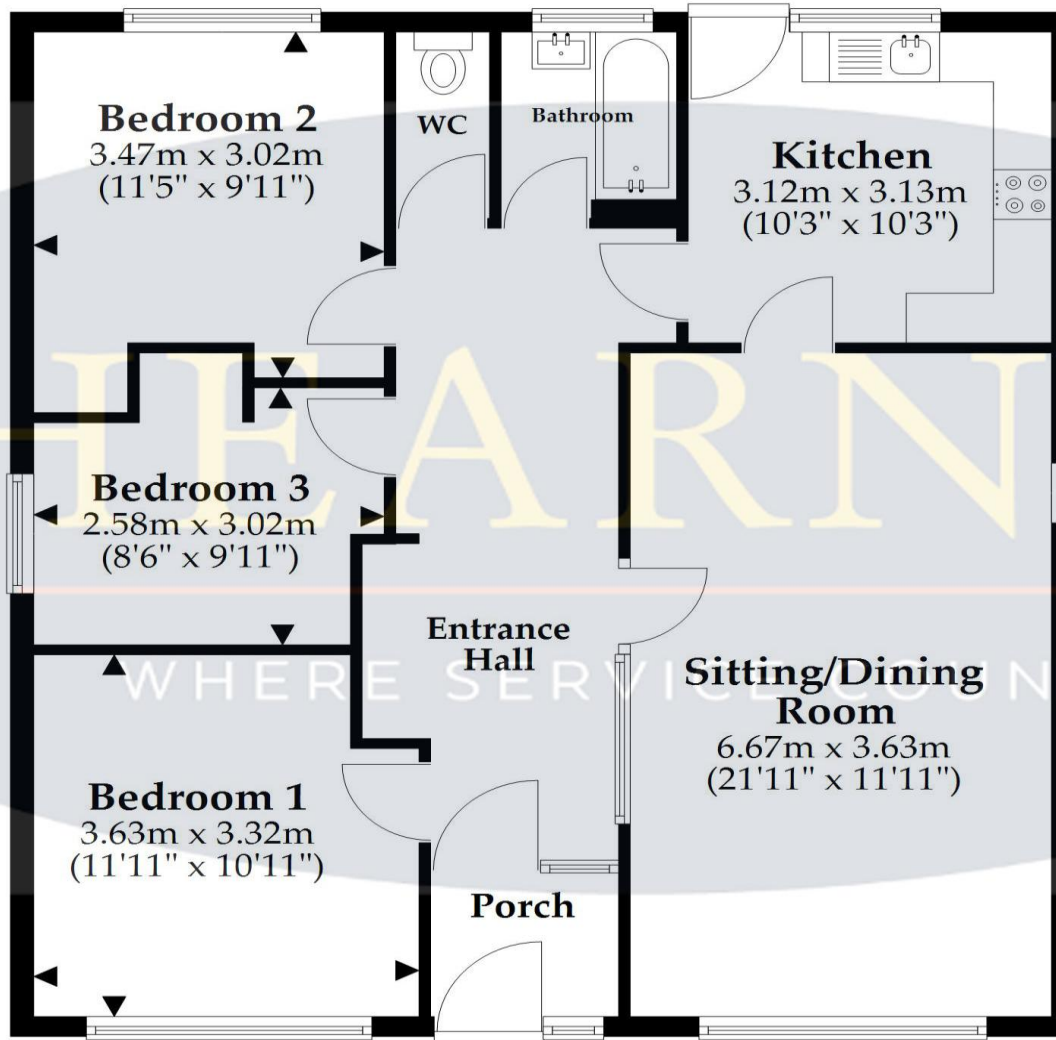
COUNCIL TAX BAND: D EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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. 86.9 sq. metres (935.5 sq. feet)



Total area: approx. 86.9 sq. metres (935.5 sq. feet)

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



