



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2NQ

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FREEHOLD PRICE: £395,000

A well presented three bedroom semi-detached bungalow set on an elevated plot with views from the rear. The property has a generous kitchen diner, good sized sitting room/diner and landscaped low maintenance garden.

- Entrance hall with loft access and high-quality laminate flooring
- Kitchen diner finished in a range of high gloss white units with a complementary worktop, built-in oven, 4 ring gas hob, space for American fridge freezer and double-glazed sliding patio doors opening onto the garden
- Cloakroom / utility cupboard with WC and plumbing for washing machine and tumble dryer
- Generous lounge diner with feature fireplace and sliding patio doors opening onto the garden
- Three bedrooms, two with fitted wardrobes and the third is currently used as an office
- Set back from the road with off road parking for two cars
- Landscaped rear garden with two areas for al fresco dining both with views from the rear. There is also a shed with power and light

Heron Drive, Colehill is a popular location and is approximately 2 1/2 miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

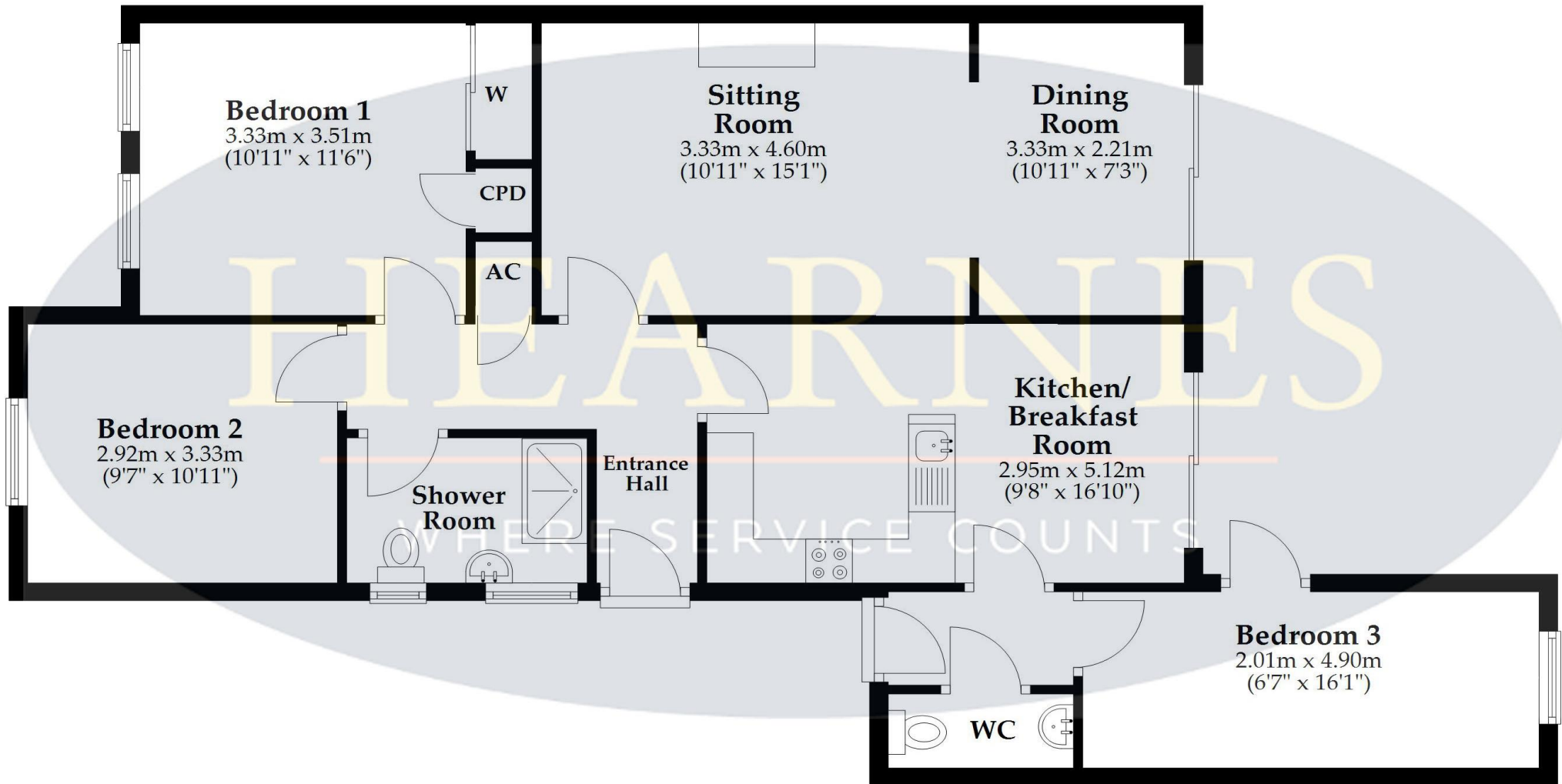
COUNCIL TAX BAND: D EPC RATING: D

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.



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

Ground Floor



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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

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