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**Colehill**  
**Dorset, BH21 2JT**

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## FREEHOLD PRICE: OFFERS IN EXCESS OF £350,000

An immaculately presented two double bedroom semi detached bungalow with good size sitting/dining room with open fire, modern fitted kitchen and bathroom, off road parking and garage situated in a popular location.

- Entrance hall with storage cupboard and meter cupboard, access to loft space
- Good size sitting/dining room with feature tiled fireplace and open fire facility enjoying a front aspect
- Modern fitted kitchen with range of base and eye level soft close units with complementary worktops, inset gas hob with electric oven and extractor fan over, space for appliances, rear aspect window and side door to garden
- Two double bedrooms
- Modern bathroom with panel enclosed bath with fitted shower and waterfall shower head, vanity unit with wash hand basin and WC
- Double glazing and gas heating and new combi boiler
- Redecorated throughout and new flooring
- Outside: Shingle front garden with tarmac driveway giving off road parking leading to gate with access to garage with up and over door. The rear garden has been cleared so new owners could landscape/patio the garden to their own design, enclosed by panel fencing

The market town of Wimborne is approximately 2.6 miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

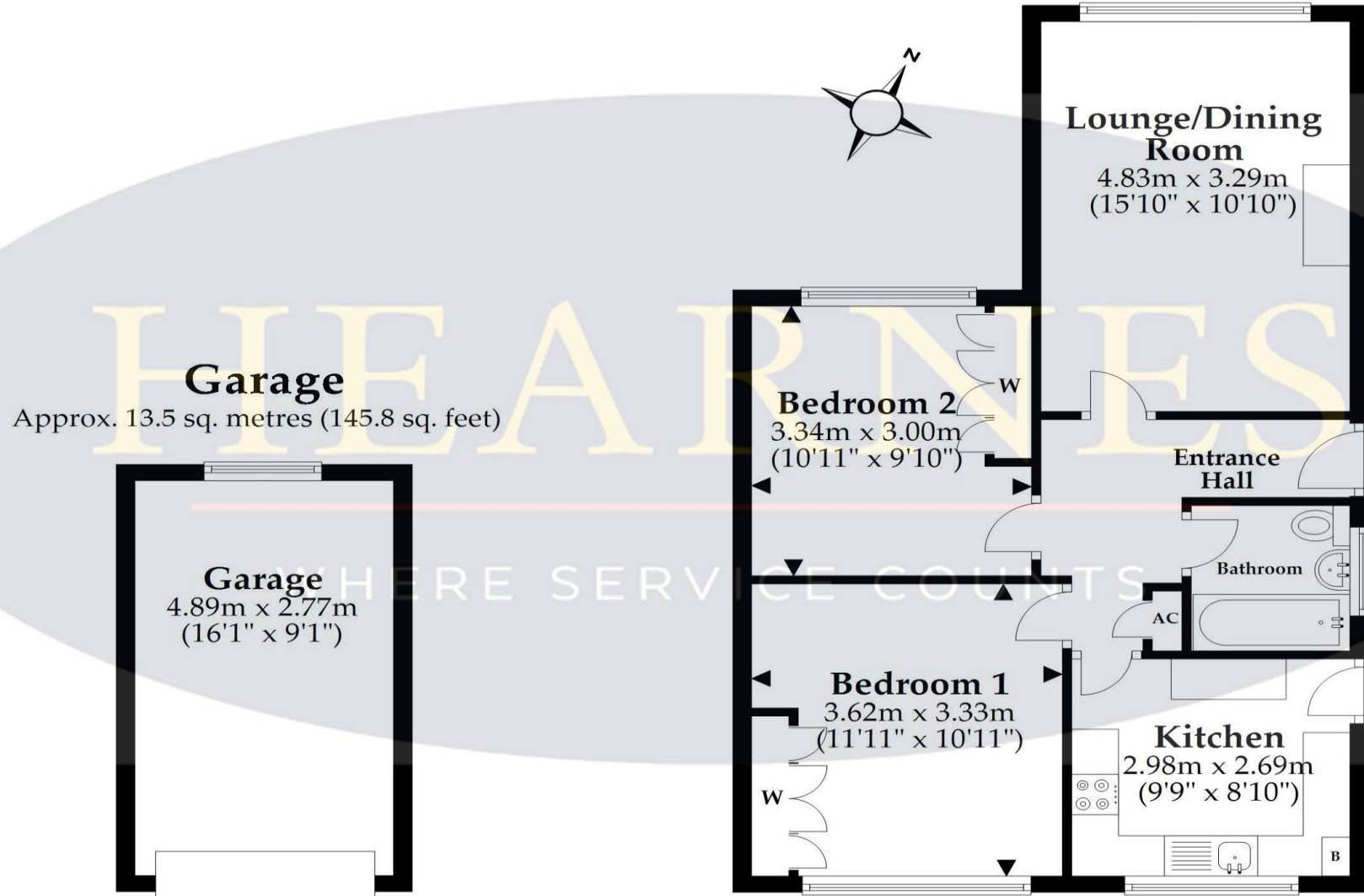
COUNCIL TAX BAND: C     EPC RATING: D

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# Ground Floor

Approx. 56.8 sq. metres (611.7 sq. feet)



Total area: approx. 70.4 sq. metres (757.5 sq. feet)

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



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