



Colehill  
Dorset, BH21 2LF



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## FREEHOLD PRICE £325,000

A well presented two double bedroom semi detached bungalow with modern kitchen, ample off-road parking and garage in a cul de sac location. NO FORWARD CHAIN.

- Entrance porch leading to L shaped entrance hallway
- Spacious sitting room with coal effect gas fireplace with marble hearth and front aspect window
- Modern kitchen with range of base and eye level units with complementary worktops, inset gas hob and electric oven below and extractor fan over, freestanding appliances including washing machine, slimline dishwasher and fridge freezer with tiled flooring, square arch into dining room/conservatory with a rear aspect window
- Dining room/conservatory with matching tiled flooring with windows and door to the garden
- Two double bedrooms: main bedroom with fitted bedroom furniture
- Shower room with corner shower cubicle, vanity unit with wash hand basin, WC, ladder style heated towel rail, mirror fronted medicine cabinet and fully tiled walls and flooring
- Double glazing and gas heating
- Outside: tarmac driveway giving ample off-road parking with double gates leading to garage. The front garden is laid to lawn and the rear garden has a patio area and lawn with greenhouse and garden shed. The garden is enclosed by panel fencing with access gate leading onto Wimborne Road West

Martindale Avenue 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.

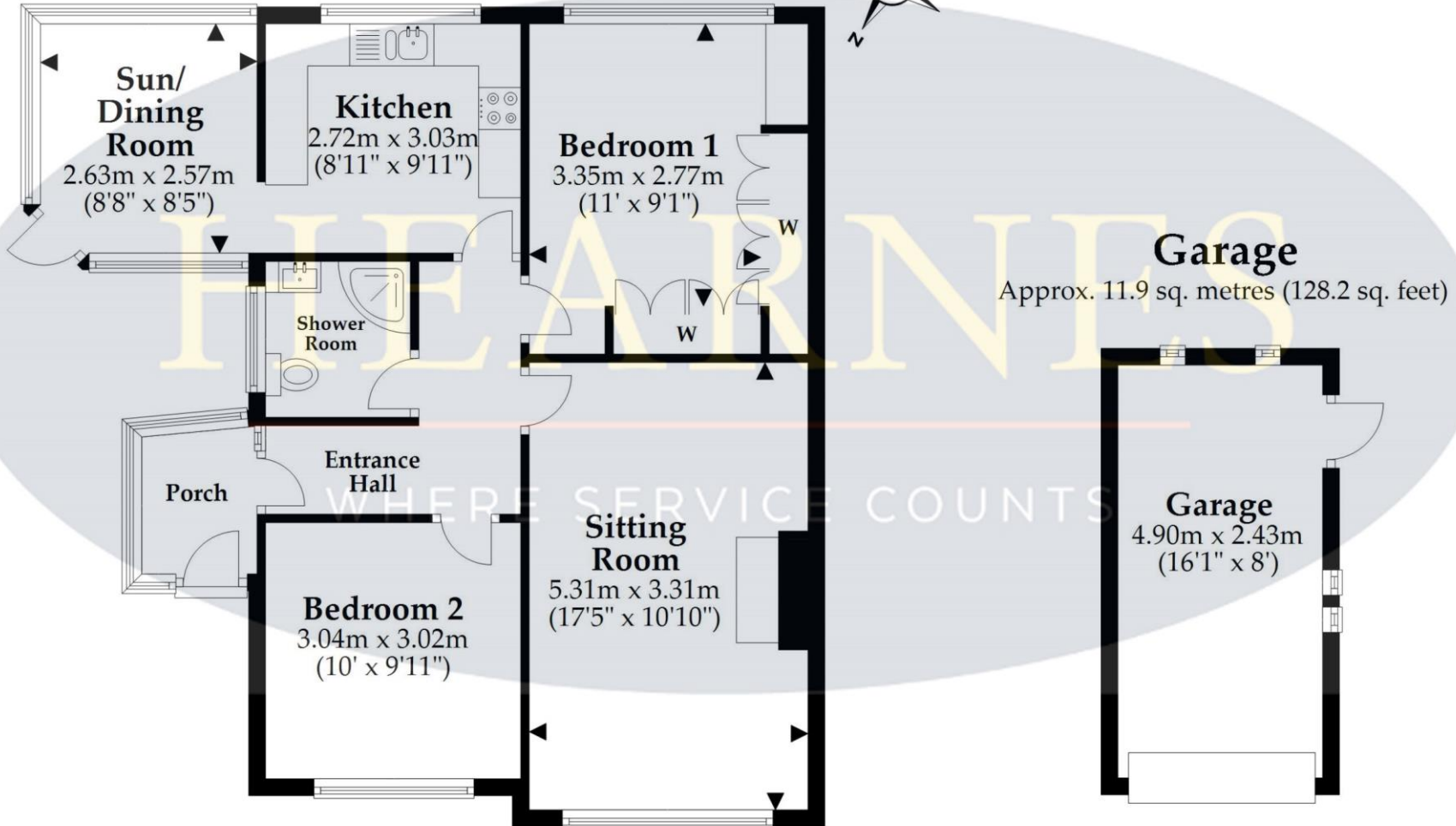
EPC RATING: - COUNCIL TAX BAND: C

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# Ground Floor

Approx. 68.5 sq. metres (737.6 sq. feet)



Total area: approx. 80.4 sq. metres (865.8 sq. feet)

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



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