

A photograph of a well-maintained garden. In the center is a green lawn with a stone path leading from the foreground towards the background. The path is made of rectangular stones. To the left of the path, there are various plants, including a large bush with red flowers and some purple flowers in the foreground. To the right, there are more plants, including a large yellow-flowered bush and a small statue. In the background, there are trees and a house with a glass extension. The sky is blue with some clouds.

HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2LA

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FREEHOLD PRICE: £365,000

A spacious three bedroom semi detached family home with good size kitchen/dining room and generous size rear garden with off road parking and garage situated in a sought after residential location. NO FORWARD CHAIN.

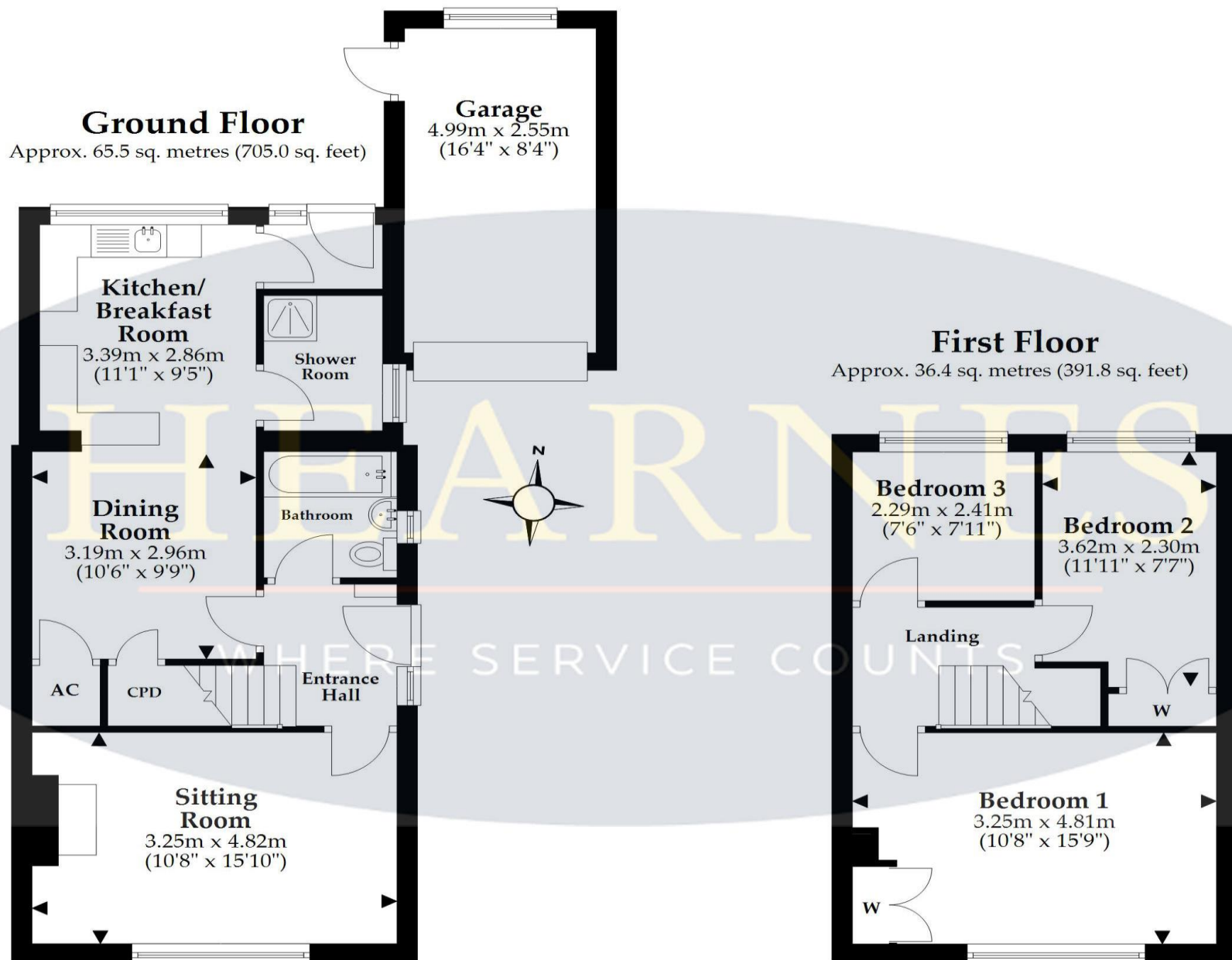
- Entrance hallway with stairs to first floor landing
- Spacious sitting room with front aspect window
- Generous size kitchen/dining room. Kitchen with range of base and eye level units with complementary worktops, space for appliances, space for table and chairs. Storage and airing cupboard, rear aspect window and door to lobby area housing boiler and door to garden
- Shower room with shower cubicle off kitchen which is fully tiled
- Fully tiled downstairs bathroom with white three piece suite
- Three good size bedrooms. Main bedroom and bedroom two with built in wardrobes
- Double glazing and gas heating
- Outside: Driveway giving off road parking leading to garage with up and over door. Small front lawn area. The rear garden is of a generous size having a patio area leading to lawn with an abundance of flower, tree and shrub borders and to the rear, a greenhouse

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

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.





Total area: approx. 101.9 sq. metres (1096.8 sq. feet)

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



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