



HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2JW

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FREEHOLD PRICE: £395,000

A well presented detached bungalow offering spacious living with two generously sized double bedrooms. The property boasts a modern fitted kitchen, shower room and a bright welcoming interior throughout. Additional benefits include off road parking, garage and low maintenance garden.

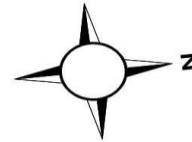
- Reception hallway with Karndean flooring and access to loft
- Good size sitting room with fireplace and inset fitted electric fire
- Kitchen/breakfast room with modern base and eye level and drawer units with complementary worktops, inset gas hob with extractor fan over and adjacent electric double oven, space for appliances and small table and chairs. Front aspect and side door to outside
- Two double bedrooms
- Fully tiled modern shower room with double shower cubicle, wash hand basin with cupboards below, WC and ladder style heated towel rail
- Double glazing and gas heating
- Outside: The front garden has been laid to shingle for ease of maintenance with flower and shrub borders. A tarmac driveway gives ample off road parking leading to detached garage. The enclosed private, rear garden has a large patio and lawn with flower and shrub borders enclosed by panel fencing

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately three miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: D EPC RATING: C

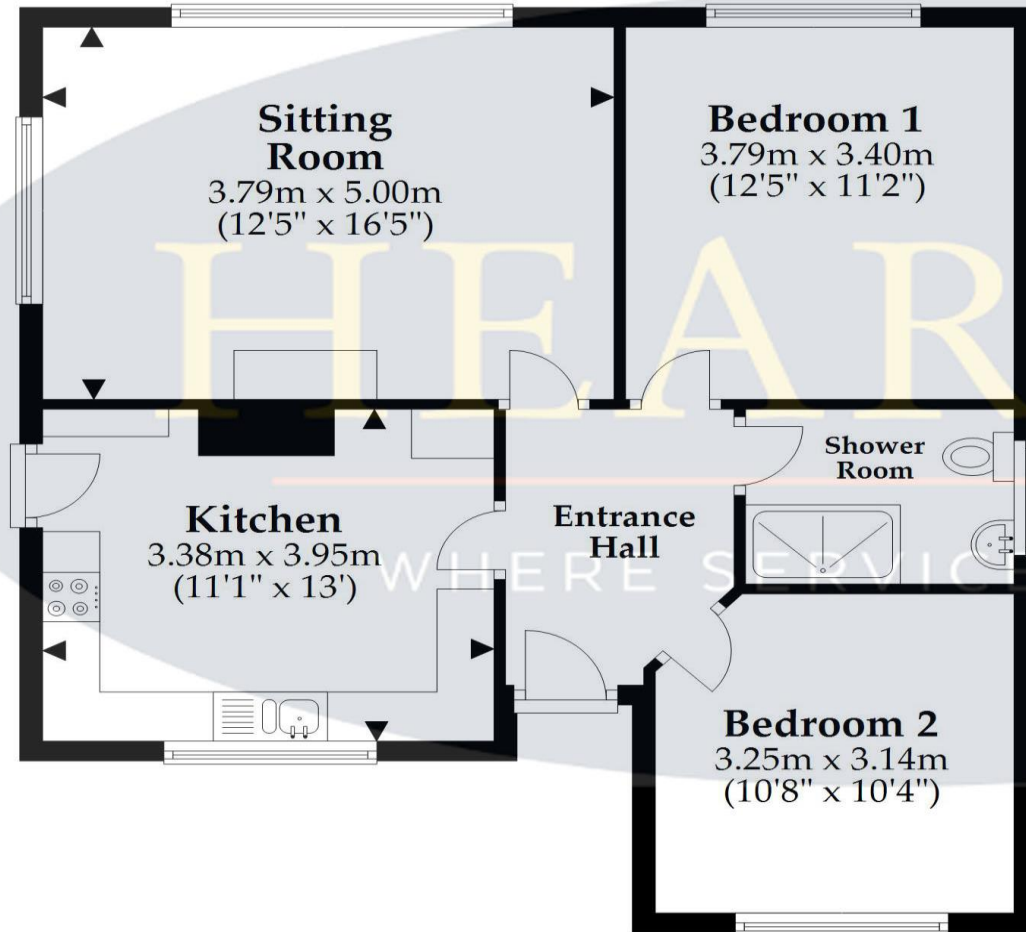
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.





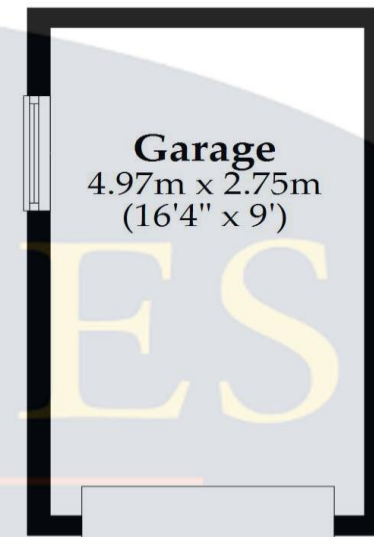
Ground Floor

Approx. 66.5 sq. metres (715.6 sq. feet)



Garage

Approx. 13.7 sq. metres (147.1 sq. feet)



Total area: approx. 80.2 sq. metres (862.8 sq. feet)

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



LJT SURVEYING

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