

HEARNES

WHERE SERVICE COUNTS

**Colehill
Dorset, BH21 2LA**

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FREEHOLD PRICE: OFFERS OVER £335,000

A well proportioned three double bedroom semi detached house with kitchen/diner, spacious sitting room with wood burning stove, garage and generous size garden, in need of modernisation. NO FORWARD CHAIN.

- Entrance hall with stairs to first floor landing
- Kitchen/diner with space for free standing cooker, washing machine, dishwasher and fridge
- Spacious sitting room with wood burning stove and large picture window
- Ground floor bathroom with tiled floor, corner bath, wash hand basin and WC
- Three double bedrooms all with space for wardrobes
- Generous size garden with lawn area, summerhouse and garden shed, large patio at the rear ideal for al fresco dining
- Ample off road parking

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.

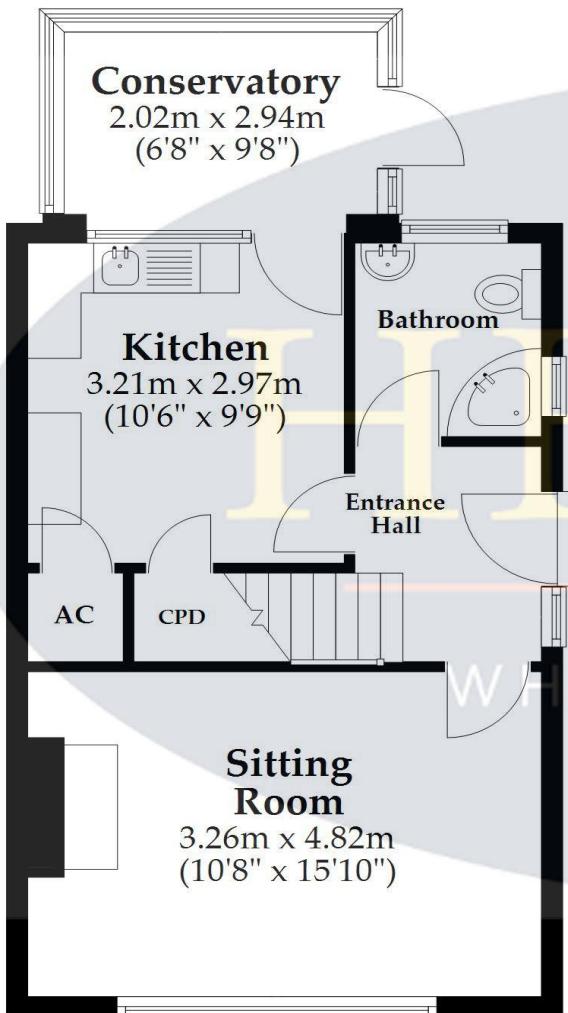
COUNCIL TAX BAND: D EPC RATING: TBC

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.



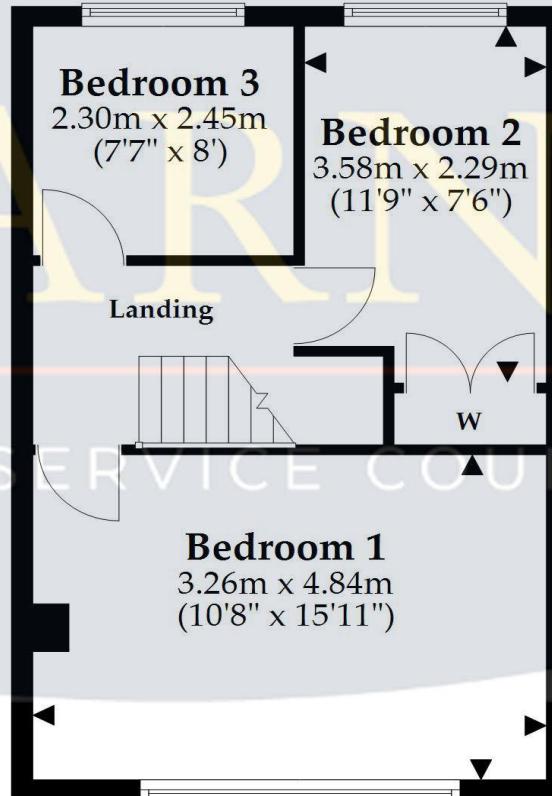
Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.4 sq. feet)

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



