HEARNES

WHERE SERVICE COUNTS

Colehill

Dorset, BH21 2HY

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FREEHOLD PRICE GUIDE: £300,000 - £325,000

First time to the market since 1963, an extended three bedroom end of terrace family home set on an elevated and generous size corner plot including a private landscaped garden and garage and within easy reach of local schools and 'By the way' fields.

- Entrance hall with access to stairs
- Generous size sitting room/diner with sliding patio doors and large picture window overlooking the front garden
- Dual aspect kitchen finished in a range of laminated floor and wall mounted units and complementary worktop with space for freestanding cooker and fridge freezer
- Separate utility room with plumbing for washing machine, under stair storage and door to the garden
- Three double bedrooms: main bedroom offering a dual aspect, fitted wardrobes and dressing area
- Family bathroom: bath with shower over, pedestal wash hand basin and WC
- Outside: landscaped private garden and attached garage with power and light with parking for two cars

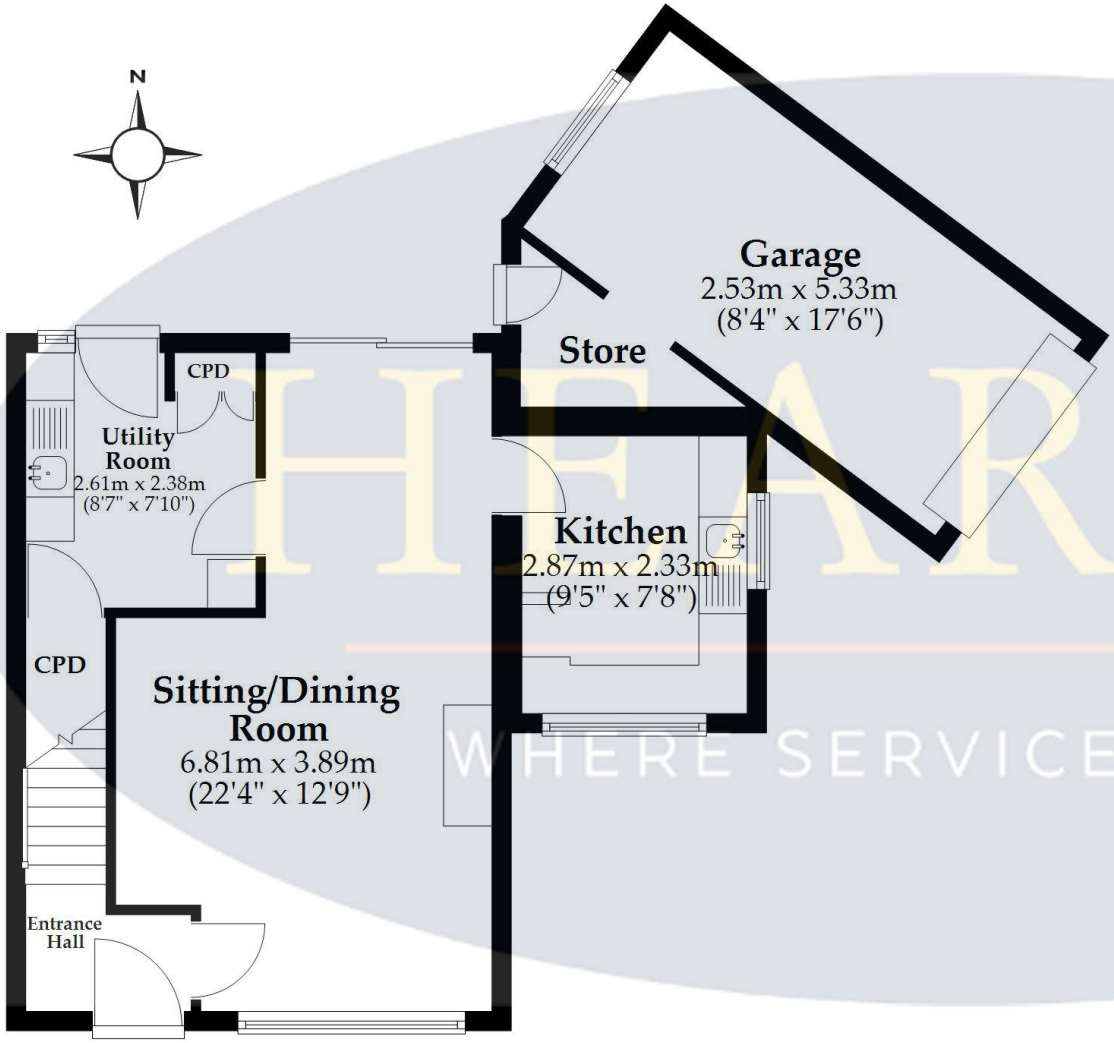
Colehill is a popular location and is approximately two miles from Wimborne town centre where there are a number of shops, restaurants, public houses and the popular Tivoli Theatre.

COUNCIL TAX BAND: C EPC RATING: D

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.

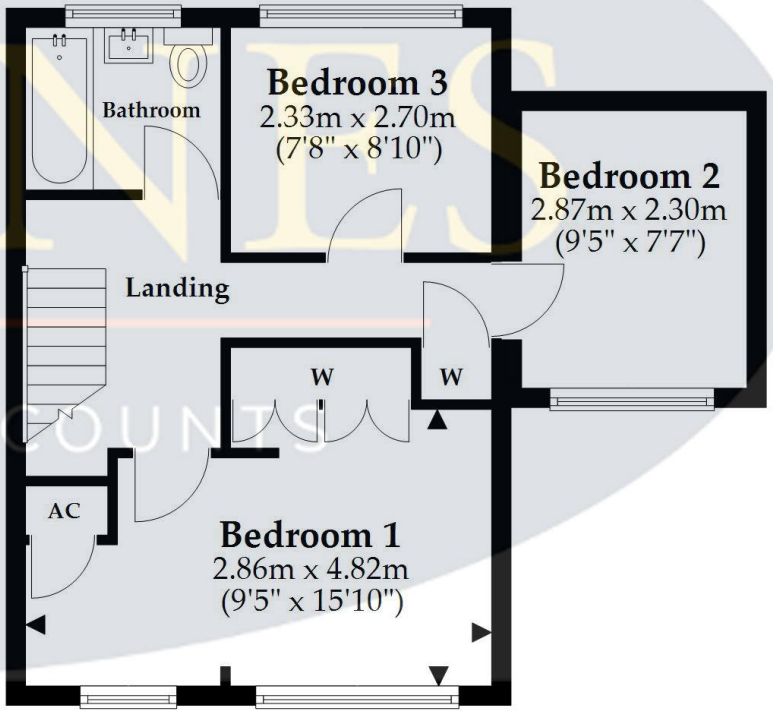
Ground Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 97.5 sq. metres (1049.8 sq. feet)

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

LJT SURVEYING

HEARNES
WHERE SERVICE COUNTS

Bytheway
fields
FOR SALE

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