

HEARNES

WHERE SERVICE COUNTS



Colehill
Dorset, BH21 2LA

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FREEHOLD PRICE: £325,000

A spacious three bedroom semi detached home with off road parking and garage on a large 'L' shaped plot situated in a popular sought after location. NO FORWARD CHAIN.

- Entrance hallway with electric meter cupboard
- Spacious sitting room with gas log effect fire (not tested) and front aspect window
- Good size kitchen with range of base and eye level units and drawers with complementary worktops, inset gas hob with electric cooker and microwave above, space for appliances, rear window and door
- Sun conservatory with door to garden
- Modern ground floor shower room with double shower cubicle, wash hand basin, WC, ladder style heated towel rail and tiled walls
- Three bedrooms; bedroom two with built in wardrobes
- Double glazing and gas heating
- Outside: Off road parking leading to garage. The rear garden is 'L' shaped and of a generous size having a patio area leading to a lawn area with an abundance of flower, tree and shrub borders, two greenhouses and garden shed

The market town of Wimborne is approximately 2.5 miles distant and has an excellent range of shops and restaurants plus the Tivoli theatre and churches of most denominations. There are good schools in both the private and public sector. The coastal resorts of Bournemouth and Poole are both nearby.

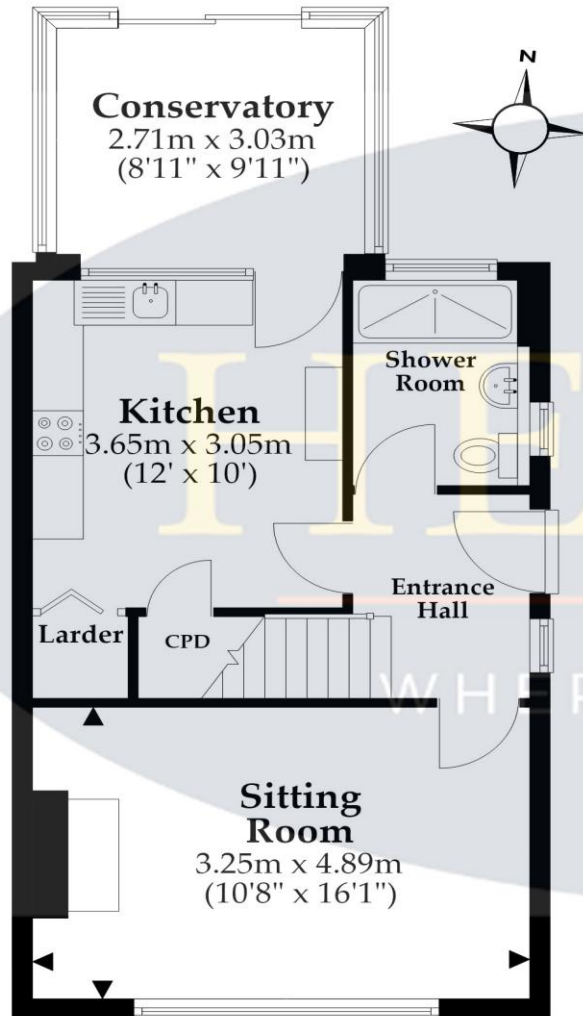
COUNCIL TAX BAND: D EPC RATING: C

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.



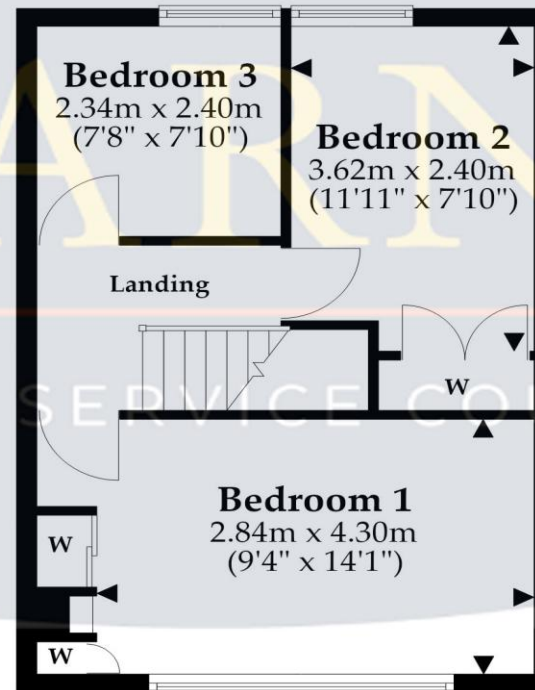
Ground Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



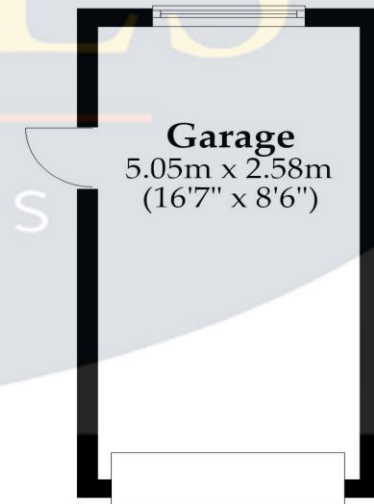
First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Garage

Approx. 13.0 sq. metres (140.2 sq. feet)



Main area: Approx. 83.1 sq. metres (895.0 sq. feet)

Plus garage, approx. 13.0 sq. metres (140.2 sq. feet)

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



