

An aerial photograph of a suburban residential neighborhood. The houses are mostly two-story with grey or brown roofs. Some houses have solar panels on their roofs. There are green lawns, trees, and a few cars parked on the streets. In the background, there is a large green field and a line of trees. A gold speech bubble with the text 'FOR SALE' is positioned in the center of the image.

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2NW

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FREEHOLD PRICE: Offers over £375,000

For a limited time only – owner has now found a vacant property. A spacious three double bedroom detached bungalow with open plan kitchen/living/ dining room and new conservatory with parking for a motor home and several cars set in a cul-de-sac location within easy reach of local amenities.

- Entrance hall with loft access and storage cupboard
- Dual aspect kitchen/diner/living room, the kitchen is finished in a range of matt grey units with complementary worktops, built-in oven, induction hob, integrated dishwasher, washing machine and fridge freezer
- Three double bedrooms all with space for wardrobes
- Family bathroom with bath and shower over, pedestal wash hand basin and WC
- New conservatory with double glazed French doors opening onto the patio
- Ample parking and EV charger
- Established rear garden

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 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.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



Total area: approx. 87.9 sq. metres (946.4 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

