

HEARNES

WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2NJ

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FREEHOLD PRICE: £300,000

A three/four bedroom semi detached chalet style bungalow with off road parking and garage in NEED OF MODERNISATION situated in a quiet sought after location. NO FORWARD CHAIN.

- Entrance hallway with airing cupboard
- Cosy sitting room with stairs to first floor landing and front aspect window
- Separate dining room/bedroom four with rear aspect
- Kitchen with range of base and eye level units with worktops and inset gas hob and oven, space for appliances
- Downstairs double bedrooms three and four
- Bathroom with separate WC
- Two double first floor bedrooms
- Outside: Front lawn area with tarmac driveway giving off road parking leading to garage. The rear garden is tiered with patio and steps up to lawn area 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: E

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.







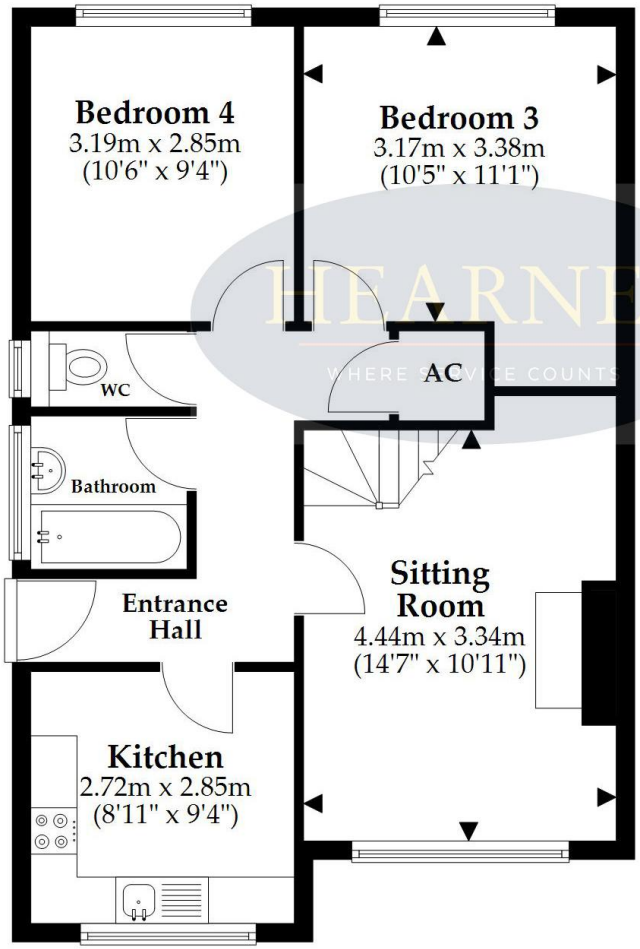






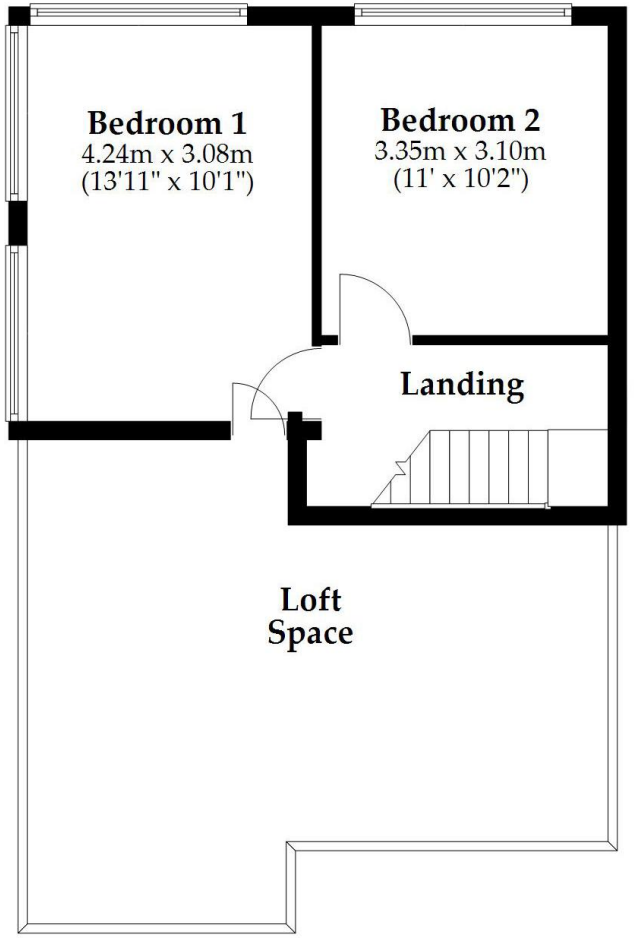
Ground Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



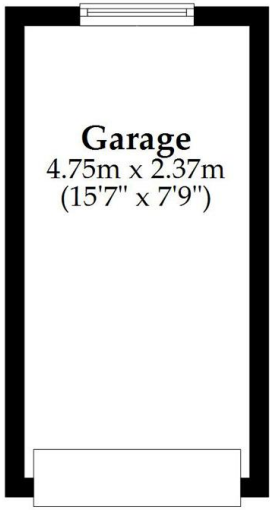
First Floor

Approx. 29.7 sq. metres (320.2 sq. feet)
(excluding Loft Space)



Garage

Approx. 11.3 sq. metres (121.2 sq. feet)



Main area: Approx. 87.8 sq. metres (944.8 sq. feet)
Plus garages, approx. 11.3 sq. metres (121.2 sq. feet)

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

LJT SURVEYING

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FOR SALE
HEARNES



