



HEARNES
WHERE SERVICE COUNTS

Colehill
Dorset, BH21 2JJ

Colehill, Dorset, BH21 2JJ

FREEHOLD PRICE: £350,000

A well-proportioned two bedroom detached bungalow set in the centre of the plot offering a kitchen/diner, separate sitting room, shower room, garage, private garden and ample off-road parking located in a quiet road within easy reach of local amenities and a bus stop.

- Entrance hallway with loft access
- Generous size kitchen/diner with sliding patio doors opening onto the garden and side access to the garage. The kitchen is finished in a range of wooden units with complementary worktops, 4 ring gas hob and space for washing machine and fridge freezer
- Two double bedrooms: both with space for wardrobes
- Separate sitting room with front aspect window overlooking the front garden
- Shower room with walk in shower, wash hand basin set in a vanity unit and WC
- Outside: Set back from the road with mature front and rear gardens including ample off-road parking and a garage. The rear garden offers a private feel with a range of mature shrubs and trees and large patio ideal for al fresco dining

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.

EPC RATING: D COUNCIL TAX BAND: D

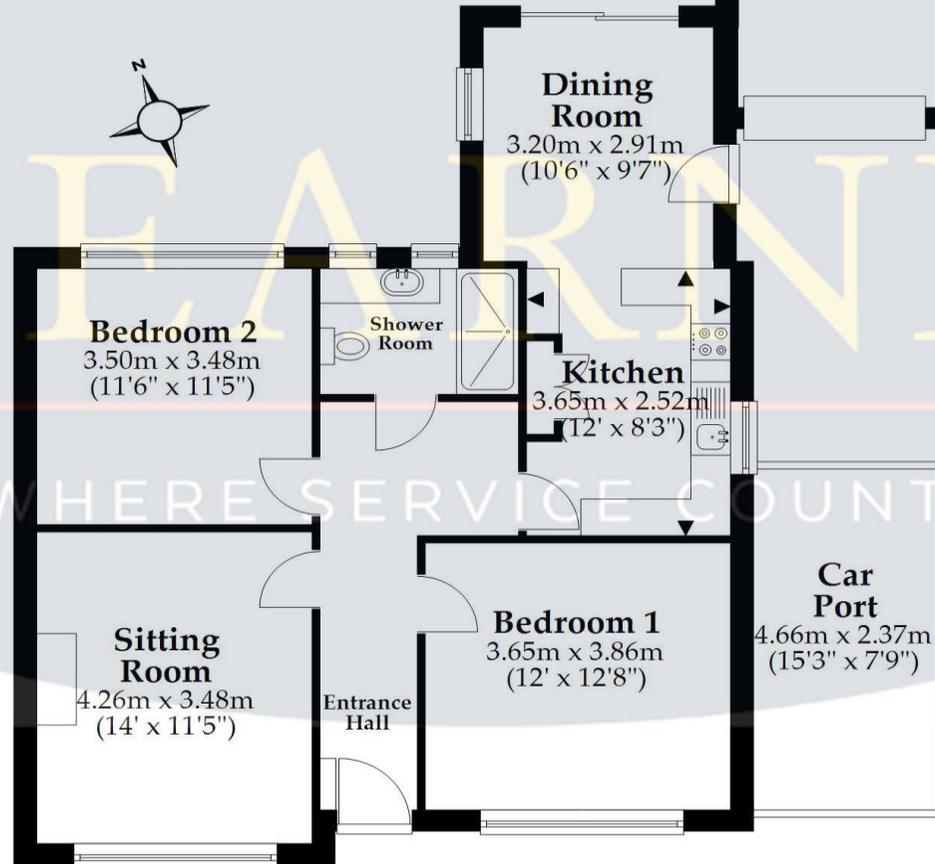
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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

Main area: approx. 76.1 sq. metres (819.1 sq. feet)
Plus garages, approx. 13.4 sq. metres (143.9 sq. feet)
(excluding Car Port)

Garage
5.19m x 2.75m
(17' x 9')



Main area: Approx. 76.1 sq. metres (819.1 sq. feet)
Plus garages, approx. 13.4 sq. metres (143.9 sq. feet)

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



6 Cook Row, Wimborne, Dorset BH21 1LB Tel: 01202 842922 Email: wimborne@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

