



Colehill
Dorset, BH21 2NE



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FREEHOLD PRICE: £425,000

A deceptively spacious four bedroom detached bungalow with off road parking and garage situated in a sought after location with NO FORWARD CHAIN. CASH BUYERS ONLY.

- **CASH BUYERS ONLY** due to foam roof insulation
- Spacious entrance hallway
- Good size 'L' shaped sitting/dining room with brick fireplace with inset open fire, dual aspect with arch to dining room, rear aspect window
- Kitchen with range of base and eye level units with complementary worktops, space for appliances, rear aspect window and door to garden
- Shower room with shower cubicle, wash hand basin and WC
- Four generous size bedrooms, bedroom one and two with built in wardrobes
- Double glazing and gas heating
- Outside: A shingle driveway giving off road parking leads to detached garage. The front garden has a lawn area with flower/shrub borders enclosed by high hedging wrapping around to the rear garden again with lawn and patio areas, ornamental fishpond and summerhouse

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 and a half miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: E EPC RATING: D

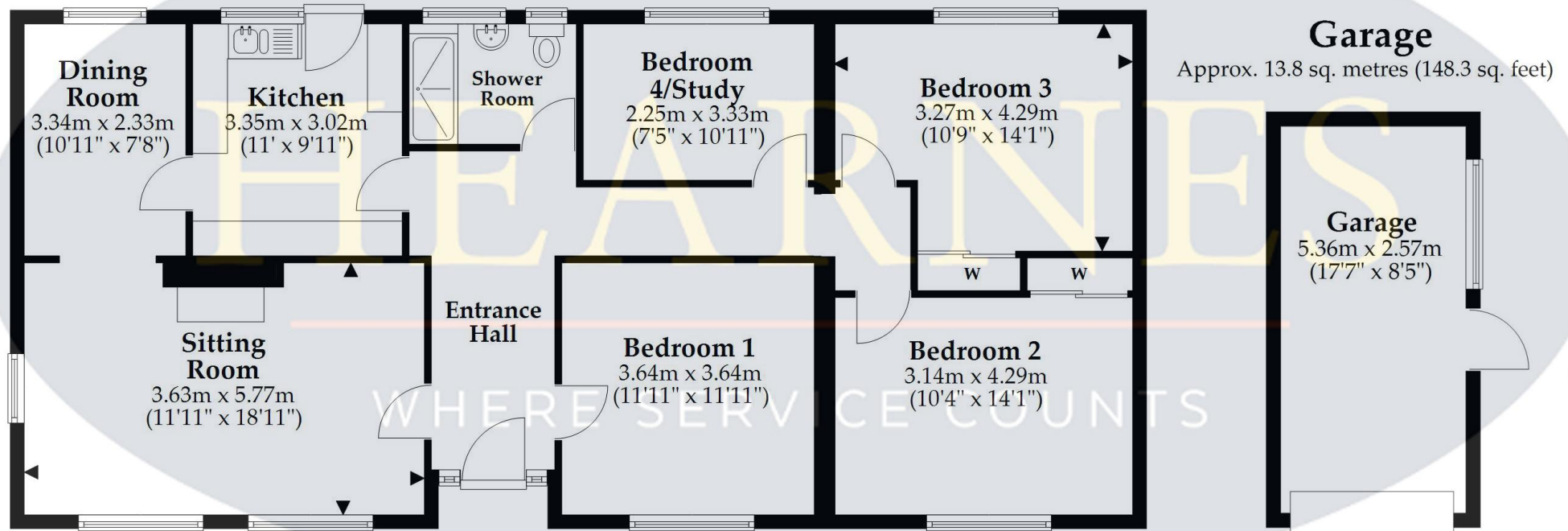
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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. 111.8 sq. metres (1203.5 sq. feet)



Main area: Approx. 111.8 sq. metres (1203.5 sq. feet)

Plus garages, approx. 13.8 sq. metres (148.3 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

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