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Colehill, Dorset, BH21 2SG

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FREEHOLD PRICE: £395,000

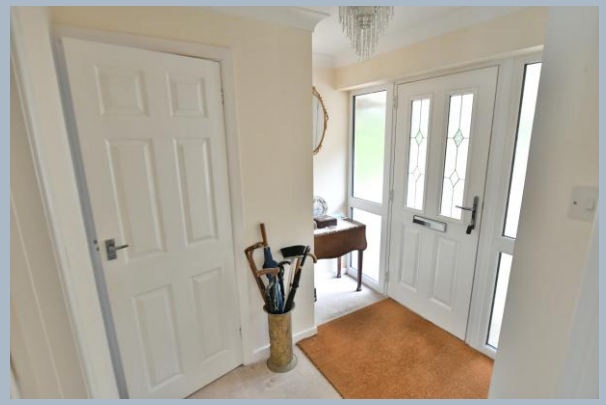
A well proportioned three bedroom detached bungalow featuring a sun conservatory and wet room with off road parking leading to carport and garage. The property is situated down a private lane in a secluded location offering privacy and peaceful surroundings.

- Entrance storm porch leads to good size entrance hallway
- Modern cloakroom with WC and wash hand basin with cupboard below
- Good size study/bedroom three
- Spacious sitting/dining room with French doors to conservatory
- Large sun conservatory with pitched roof and door to enclosed patio leading to garage
- Inner hallway with airing cupboard
- Kitchen with range of base and eye level units, complementary worktops, space for appliances, wall mounted boiler, door to side of property and dual aspect windows
- Two further double bedrooms, main bedroom with freestanding wardrobes and matching drawers
- Wet room with shower, wash hand basin and WC
- Double glazed windows and gas heating
- Outside: Situated down a private lane leads to shingle driveway giving off road parking leading to carport and garage (currently subdivided but could easily be converted back). The rear garden has an enclosed area attached to the sun conservatory and garage. The garden then has a sun patio leading onto shingle pathways with flower/tree/shrub borders

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.

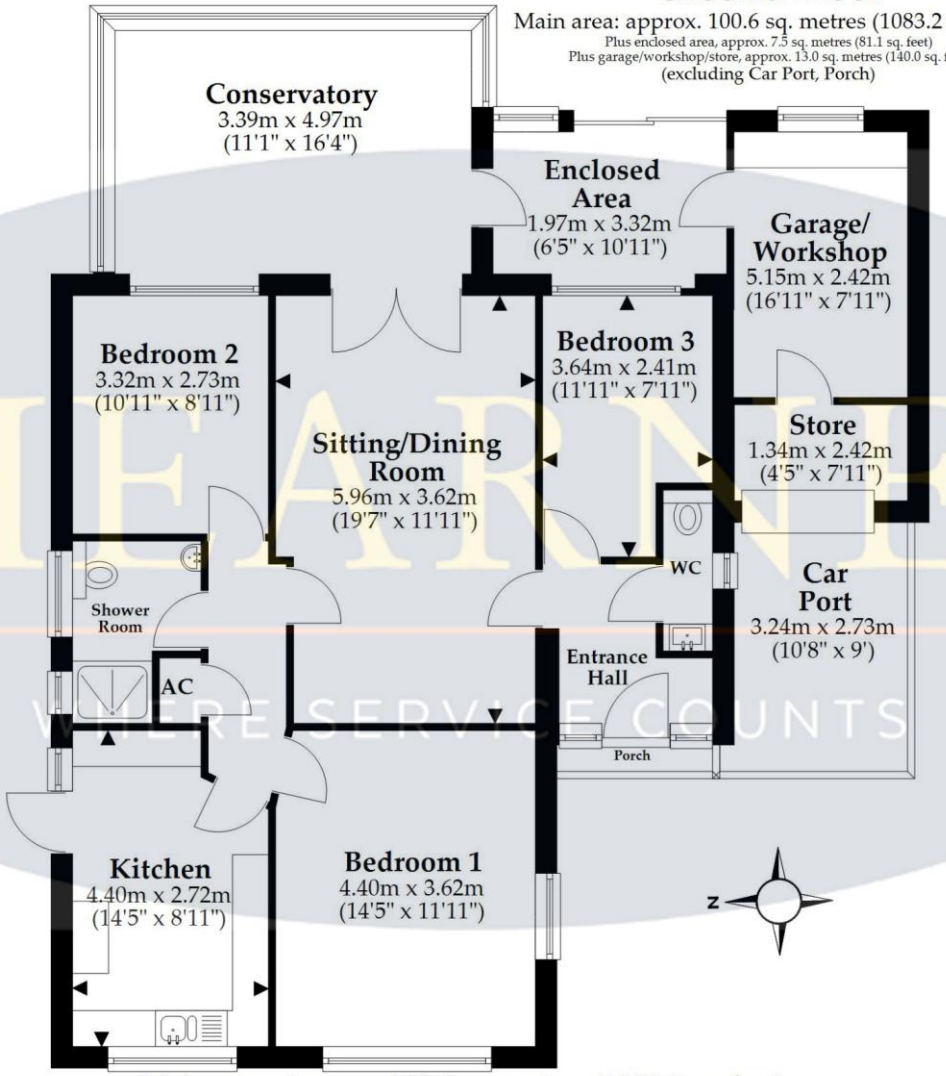
COUNCIL TAX BAND: D EPC RATING: D

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.



Ground Floor

Main area: approx. 100.6 sq. metres (1083.2 sq. feet)
Plus enclosed area, approx. 7.5 sq. metres (81.1 sq. feet)
Plus garage/workshop/store, approx. 13.0 sq. metres (140.0 sq. feet)
(excluding Car Port, Porch)



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

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