

# HEARNES

WHERE SERVICE COUNTS



**Colehill**  
**Dorset, BH21 2LE**



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## FREEHOLD PRICE: £440,000

A spacious three bedroom detached bungalow in need of some modernization with sitting/dining room, en suite to main bedroom and ample off road parking and garage in sought after cul de sac location.

- Entrance hallway with airing cupboard and boiler cupboard
- Spacious sitting/dining room with stone fireplace and arch connecting the rooms together with two patio doors leading to patio and garden
- Kitchen with base and eye level units and space for appliances, serving hatch to dining room with side window and door to outside
- Three good size bedrooms
- Main bedroom with en suite shower room
- Large bathroom with separate shower room
- No forward chain
- Outside: Brick paviour driveway giving off road parking for a number of cars leading to oversize garage. The front garden has small lawn area with flower and shrubs. The rear garden has patio area and then is laid to lawn with mature hedging and shrubs enclosed by panel fencing

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within three miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: D EPC RATING: D

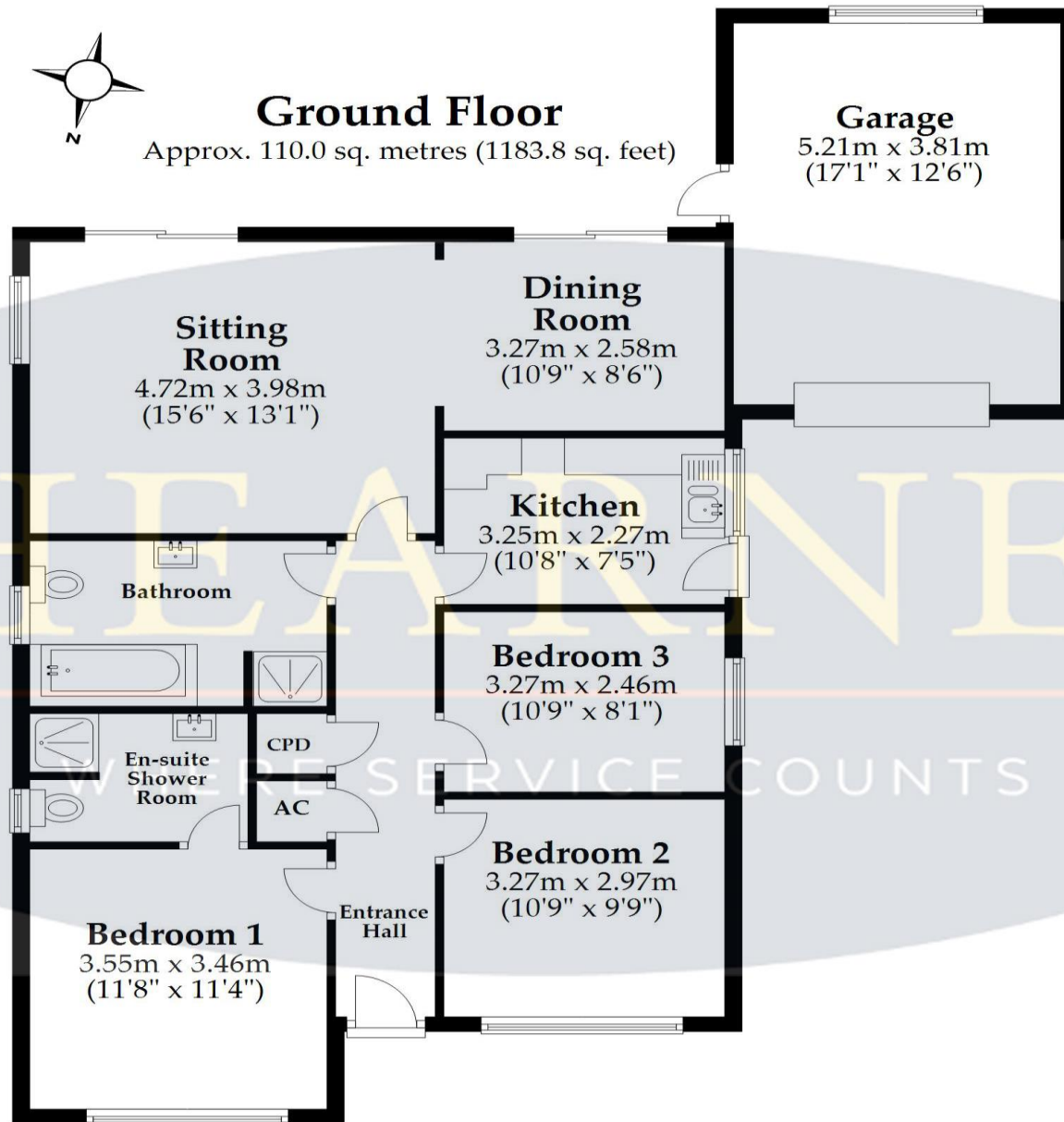
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## Ground Floor

Approx. 110.0 sq. metres (1183.8 sq. feet)



Total area: approx. 110.0 sq. metres (1183.8 sq. feet)

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



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