



Colehill
Dorset, BH21 2JX

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FREEHOLD GUIDE PRICE: £375,000

A good size two double bedroom detached bungalow with off road parking and garage on a generous size plot in a quiet and desirable location. NO FORWARD CHAIN.

- 'L' shaped entrance hallway
- Spacious sitting/dining room with stone fireplace and inset coal effect gas fire, front aspect window
- Kitchen with range of base and eye level units, space for appliances, dual aspect with door to conservatory
- Small UPVC conservatory with windows and door to rear garden
- Two double bedrooms with free standing wardrobes
- Bathroom with bath with electric shower over and shower screen, vanity unit with wash hand basin, WC and fully tiled
- Gas heating and double glazing
- Outside: A tarmac driveway gives ample off-road parking leading to detached garage. Front garden is laid to lawn with low hedging and flower/shrub borders. The rear garden has patio area and then a good size lawn with flower and shrub borders, timber shed and greenhouse enclosed by panel fencing and hedging

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 approximately 2.5 miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

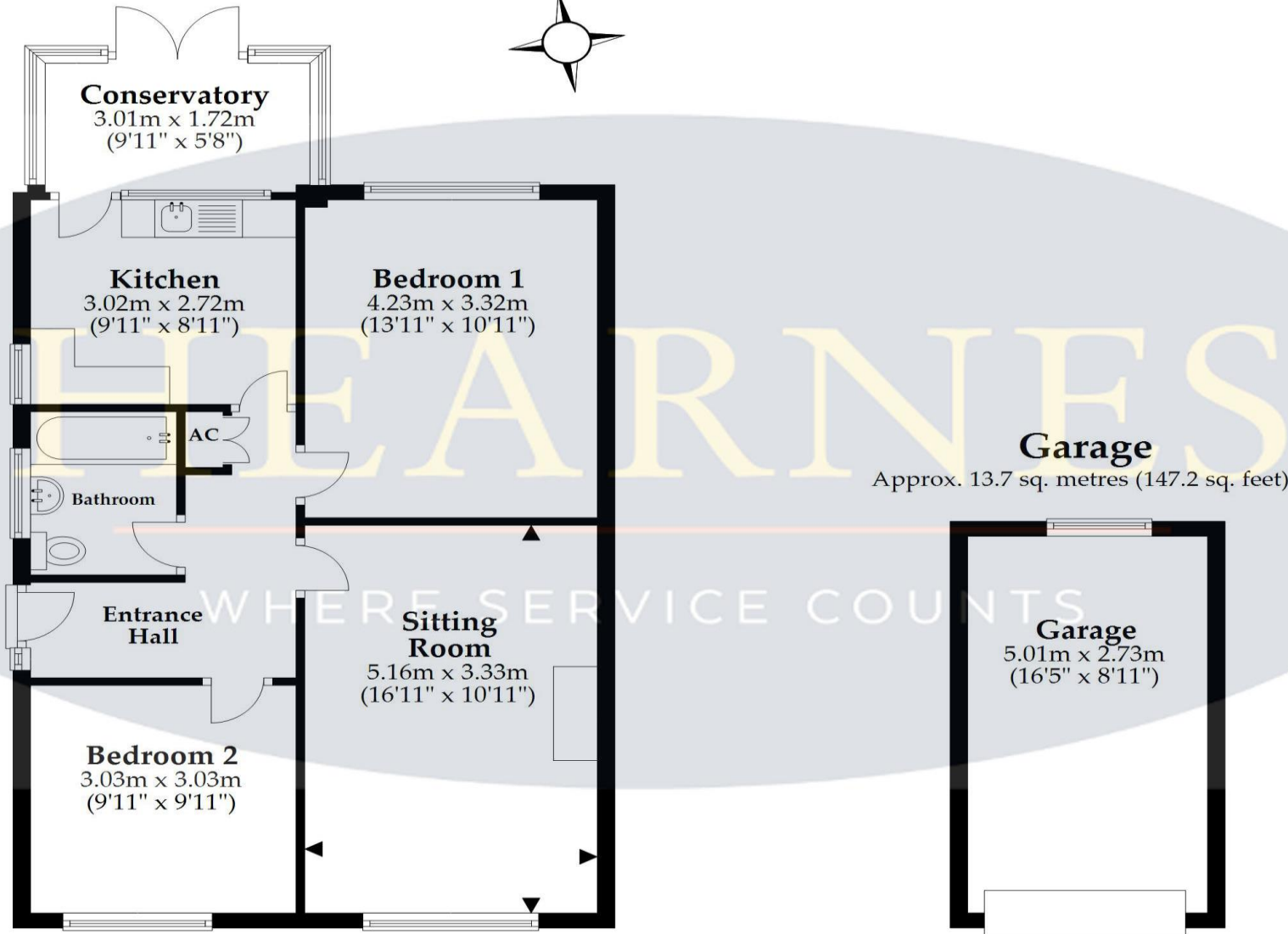
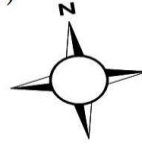
COUNCIL TAX BAND: D EPC RATING: D

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. 66.7 sq. metres (717.8 sq. feet)



Total area: approx. 80.4 sq. metres (865.0 sq. feet)

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



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