



178 CUTLERS PLACE, COLEHILL, WIMBORNE, DORSET, BH21 2HZ
£325,000 FREEHOLD

A 3 BEDROOM TERRACED HOUSE SET BACK FROM THE ROAD, WITH A GARAGE IN A BLOCK, IN THE POPULAR WIMBORNE SUBURB OF COLEHILL.

SUMMARY:

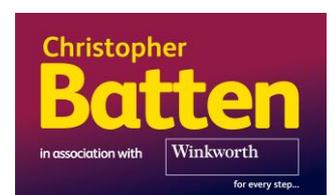
The entrance hall has laminate flooring and a low-level cupboard housing the meters and electrical consumer unit.

To the right is the lounge/dining room which boasts a large picture window overlooking the front garden, an electric fire set in a wooden surround, and a half-sized door giving access to under stairs storage. The lounge area is carpeted, and the dining area has laminate flooring and double doors to a small conservatory.

AT A GLANCE

- Dual aspect lounge/dining room
- Small conservatory
- Low maintenance garden
- Garage in a nearby block

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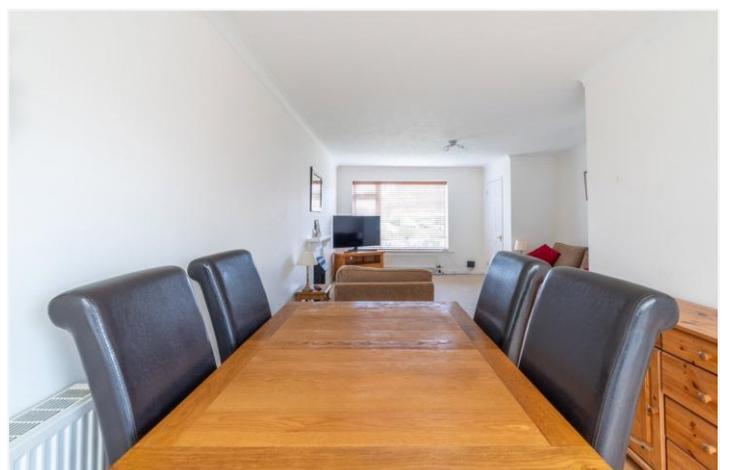


DESCRIPTION: The kitchen features a range of units, a free standing cooker, space for fridge, freezer, and washing machine, and a UPVC sliding door to the garden.

The first floor landing has a loft access and an airing cupboard housing the gas central heating boiler. There are 3 bedrooms and a bathroom including a shower over the bath.

The property features a front garden with a concrete path leading to the front door. The rear garden is largely paved, with a small lawn area, and enclosed by a brick wall and fencing. There is an outside water tap, and a gate provides access to the garage block.

LOCATION: Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

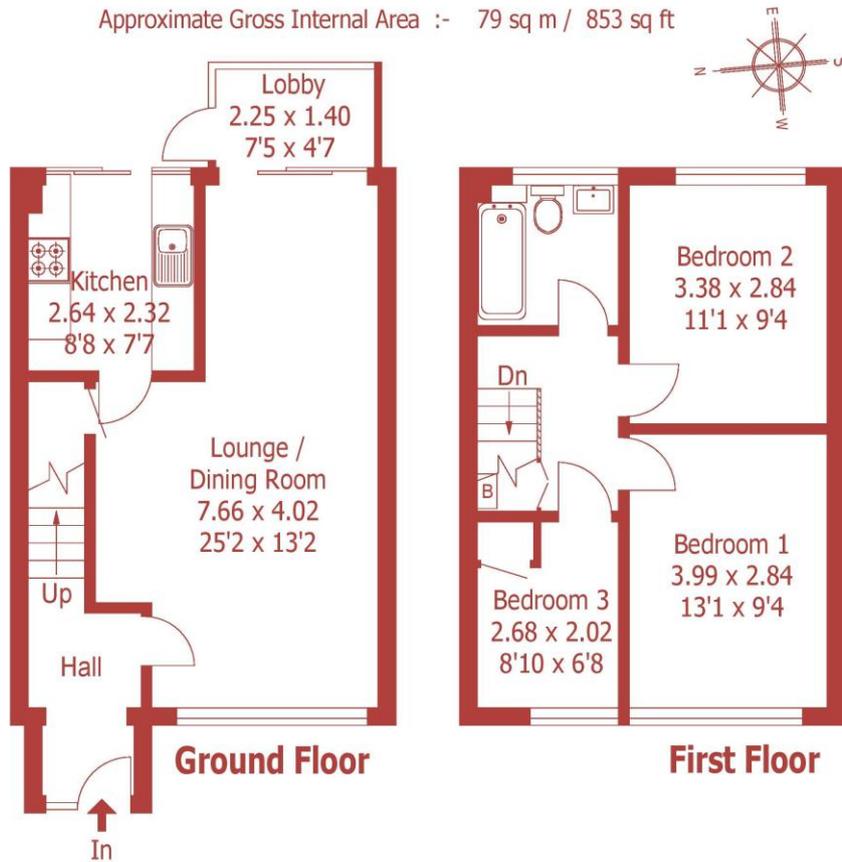


COUNCIL TAX: Band C

DIRECTIONS: From Wimborne, proceed along Leigh Road, continuing ahead at the junction with St Johns Hill. Proceed past Tops Day Nursery on the left, and, immediately before the petrol station, turn left into Hayes Lane. Take the fourth turning on the left into Jessopp Road, and the first turning on the left into Cutlers Place. Number 178 can be found on the left hand side.



Approximate Gross Internal Area :- 79 sq m / 853 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (91-100)	88
B (81-90)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
73	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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