



59 CANFORD VIEW DRIVE, COLEHILL, WIMBORNE, DORSET, BH21 2UW
PRICE GUIDE: £400,000-£425,000 FREEHOLD

A MODERN 3 BEDROOM DETACHED HOUSE FOR SALE WITH NO FORWARD CHAIN, ON A POPULAR DEVELOPMENT WITH EASY ACCESS TO DELIGHTFUL WALKS THROUGH CANNON HILL PLANTATION.

SUMMARY:

Set on the southern slopes of Colehill, the property benefits from a garage, off road parking, gas central heating, UPVC double glazing and a westerly facing rear garden.

- **AT A GLANCE**
- Easy access to delightful walks through Cannon Hill Plantation
- Nicely enclosed westerly facing rear garden
- Garage and off road parking
- Cloakroom



DESCRIPTION:

The entrance hall leads to a cloakroom. The living room has an under stairs storage recess.

An archway leads to a dining room with double glazed patio door to the rear garden. The kitchen comprises units, space and plumbing for washing machine and dishwasher, space for upright fridge-freezer and free standing cooker, and double glazed door to the garden.

From the living room, an open plan staircase leads to the first floor landing which has loft access and an airing cupboard containing the gas central heating boiler. There are 3 bedrooms, one of which has a built-in wardrobe, and a bathroom with bath (with shower above), wash basin and WC.

There is an open plan front garden and a driveway providing off road parking and leading to an attached garage (with up-and-over door, lighting and power points.) A side gate leads to the nicely enclosed rear garden which is lawned, with a paved patio.



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 D

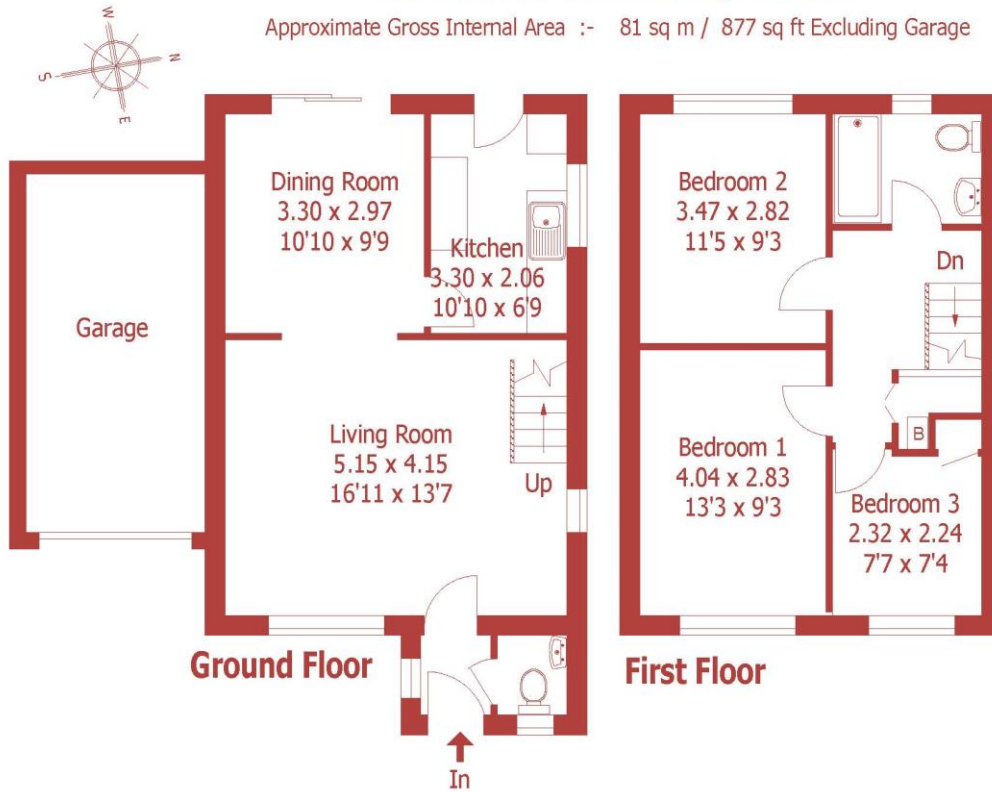
DIRECTIONS:

From the Canford Bottom gyratory, proceed up Canford Bottom towards Colehill. Take the second of the two right hand turnings into Bridle Way, and turn left into Canford View Drive. At the far end, number 59 can be found on the left hand side.



59 Canford View Drive, Colehill

Approximate Gross Internal Area :- 81 sq m / 877 sq ft Excluding Garage



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			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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