



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

A 3 BEDROOM TERRACED HOUSE SET BACK FROM THE ROAD, WITH A SOUTH FACING GARDEN, A GARAGE IN A BLOCK, AND NO FORWARD CHAIN, IN THE POPULAR WIMBORNE SUBURB OF COLEHILL.

SUMMARY:

A glazed entrance leads into a hallway, off of which is the spacious, light, dual aspect lounge/dining room with a stone fireplace surround and 2 small doors to under stairs storage.

The kitchen has a serving hatch to the dining area, modern wall and base units, fitted oven, and space for fridge, freezer and washing machine. An under stairs cupboard is fitted with shelving, and there is a glazed sliding door to the rear garden.

AT A GLANCE

- NO FORWARD CHAIN
- Modern kitchen
- Spacious dual aspect lounge/dining room
- Garage in a nearby block
- South facing garden



DESCRIPTION:

The first floor landing has a loft hatch and leads to 3 bedrooms, one of which has a fitted double wardrobe. Bedroom 3 has a storage cupboard over the stairs, and a bathroom (with shower over the bath.)

The property is set back from the road and has a lawned front garden with a footpath to the front door. The garage is located in a nearby block. The rear garden can be accessed from the kitchen, and features a patio, a lawn, a brick paved pathway, a shed, and steps up to a paved area with a second shed, and a gated access to the rear boundary.

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.



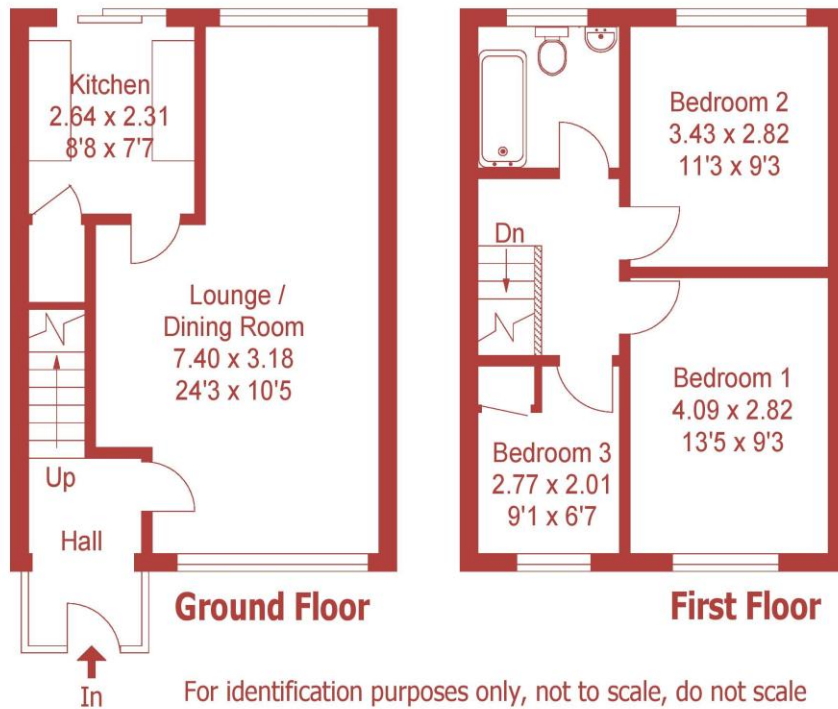
COUNCIL TAX: Band C

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 172 can be found on the left hand side.



Approximate Gross Internal Area :- 76 sq m / 816 sq ft



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		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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