



21 BRIDLE WAY, COLEHILL, WIMBORNE, DORSET, BH21 2UB  
**£295,000 FREEHOLD**

**A 3 BEDROOM MID-TERRACE HOUSE SITUATED ON THE VERY EDGE OF THE POPULAR BRIDLE WAY DEVELOPMENT, IN THE HEART OF COLEHILL, ABOUT 2 MILES FROM WIMBORNE TOWN CENTRE, AND OFFERED FOR SALE WITH NO FORWARD CHAIN.**

#### **SUMMARY:**

The property is connected to all mains services and has gas central heating, UPVC double glazed windows, a garage in a nearby block, and is an ideal opportunity for a first time buyer or an investor.

Bridle Way is a popular development of 2,3 and 4 bedroom houses, set adjacent to the walking grounds of Cannon Hill Plantation, and within easy reach of local shopping facilities.

#### **AT A GLANCE**

- Garage in a nearby block
- Lounge/dining room
- NO FORWARD CHAIN
- Close to Cannon Hill Plantation
- Rear garden



## DESCRIPTION:

A front door leads into an entrance hall where there is seating, a gas fired boiler, and a door to an open walkway which has an open tread staircase to the first floor, and a sliding door to the kitchen. The kitchen comprises a range of units, appliance space, built-in oven, gas hob with extractor above, and space for upright fridge/freezer. The open walkway leads into the lounge/dining room which has a sliding patio door and a UPVC door to the rear garden.

An open tread staircase leads to the first floor landing where there is an airing cupboard. The main bedroom enjoys a front aspect, bedrooms 2 & 3 overlook the rear garden, and there is a family bathroom.

The open plan front garden has established shrubs, and steps lead to the front door. The terraced rear garden is laid for ease of maintenance which has a rear pedestrian gate giving access to the garage which is in a block of 2. The garage is located off of Farriers Close on the left hand side.



## LOCATION:

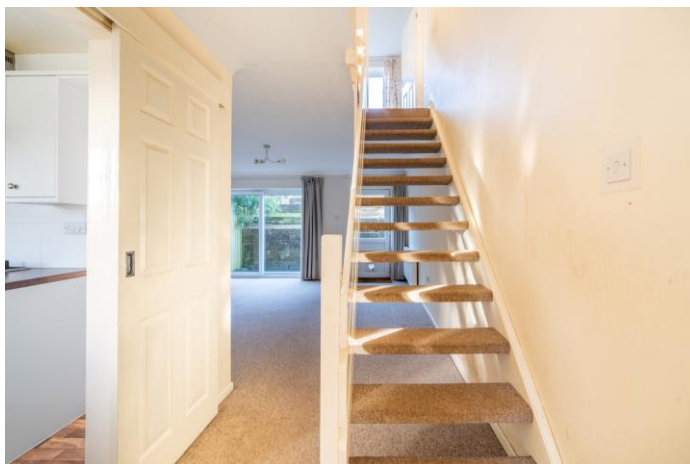
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the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

## COUNCIL TAX:

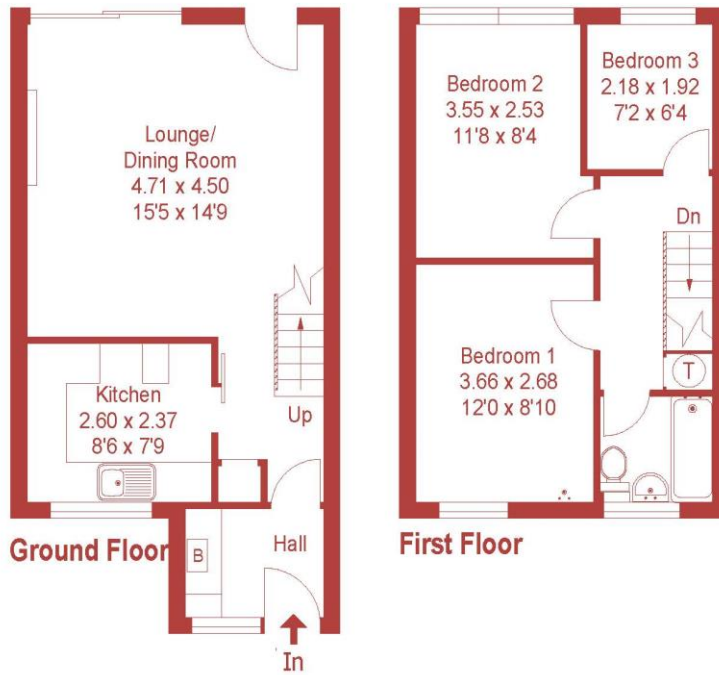
Band C

## DIRECTIONS:

From Wimborne, proceed up Rowlands Hill and at the roundabout, bear left and continue along Rowlands Hill which then becomes Wimborne Road. On reaching the staggered cross-roads with the Co-Op post office/stores directly in front of you, turn right into Middlehill Road. Proceed down through Colehill, past a parade of shops on the right, and past Colehill First School on the left. As you drop down the hill, take the second left hand turning into Bridle Way and number 21 can be found a short way along, on the left hand side, just before the turning to Farriers Close.



Approximate Gross Internal Area :- 69 sq m / 745 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			
(95+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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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