



32 SANDY LANE, COLEHILL, WIMBORNE, DORSET, BH21 2NF
£450,000 FREEHOLD

A 3 BEDROOM DETACHED CHALET STYLE HOUSE WITH A SOUTH FACING REAR GARDEN, FOR SALE WITH NO FORWARD CHAIN, IN AN ESTABLISHED, NON-ESTATE RESIDENTIAL AREA.

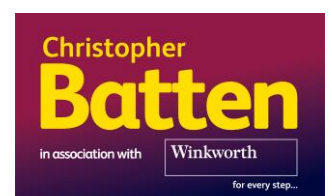
AT A GLANCE

SUMMARY:

This attractive property requires refurbishment and offers great scope for improvement. It offers spacious, light and airy accommodation with modern gas central heating, replacement UPVC double glazing, off road parking and an integral garage.

- NO FORWARD CHAIN
- South facing rear garden
- Established, non-estate residential area
- Offers great scope for improvement
- Spacious, light and airy accommodation

Wimborne | 01202 841171 | properties@christopherbatten.com





DESCRIPTION:

From the entrance lobby, double doors lead to a spacious central reception hall with an under stairs cupboard and a ground floor cloakroom. The triple aspect living/dining room features an open fireplace, and a central archway leads to the dining area which has a patio door to the rear garden, and a serving hatch to the kitchen.

The kitchen/breakfast room has a range of units and worktops, space for free standing cooker and fridge, space and plumbing for washing machine, and built-in broom and china cupboards. There is a rear porch Worcester gas central heating boiler, personal door to the garage, and door to the rear garden.

From the hall, stairs lead to the first floor landing which has an airing cupboard. Bedroom 1 has eaves storage cupboards, and windows to 2 aspects giving far reaching views. Bedroom 2 has an eaves storage cupboard and far reaching views. Bedroom 3 looks onto the rear garden and there is a spacious shower room and a separate WC.

Outside, there is an integral garage with up-and-over door, side window, lighting and power.



An established hedge screens the front garden from the road. A side gate leads to the private, south facing rear garden which has a paved patio, a lawn, a water tap, shrub borders, a timber shed and a greenhouse.

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:

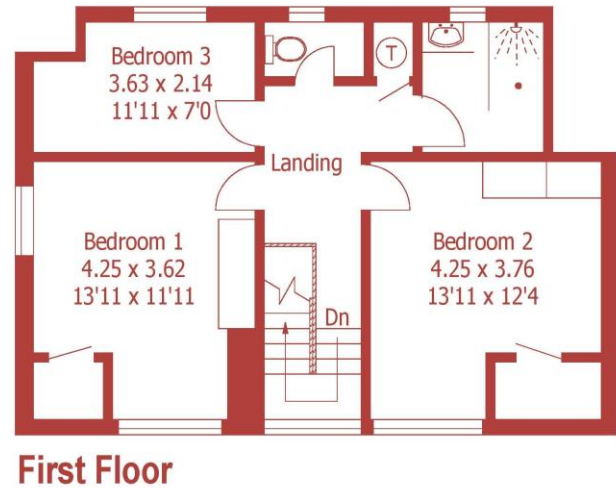
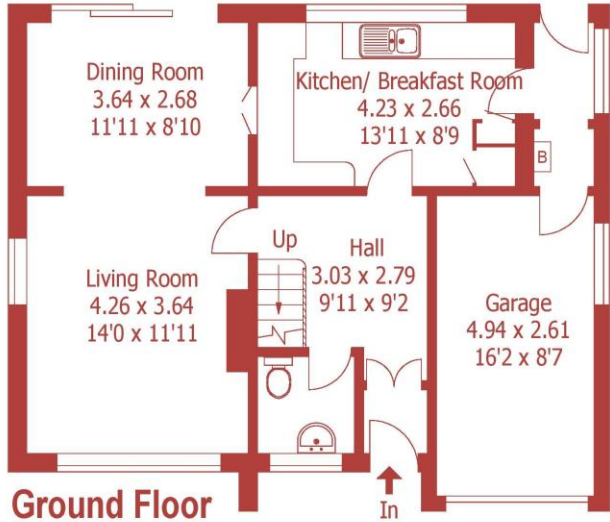
Band D

DIRECTIONS:

From Wimborne, proceed up Rowlands Hill. Take the first exit at the roundabout and continue up Rowlands Hill and along Wimborne Road to the staggered crossroads opposite Colehill Post Office. Proceed across into Lonnen Road, and take the third turning on the right (just after a sharp right hand bend) into Sandy Lane. The property can be found about halfway along, on the right hand side.



Approximate Gross Internal Area :- 127 sq mt / 1364 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 (92+)		
B (81-91)			83
C (69-80)			
D (55-68)		61	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (<20)		

England & Wales EU Directive 2002/91/EC
www.epc-uk.com

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