



10 HARNESS CLOSE, COLEHILL, WIMBORNE, DORSET, BH21 2UF
£450,000 FREEHOLD

A 4 BEDROOM DETACHED FAMILY HOUSE OFFERING POTENTIAL FOR IMPROVEMENT, AND FOR SALE WITH NO FORWARD CHAIN, IN A CUL-DE-SAC ON A POPULAR RESIDENTIAL DEVELOPMENT WITH EASY ACCESS TO WALKS AT CANNON HILL PLANTATION.

SUMMARY:

The house, which requires some updating, has facing brick elevations, a concrete interlocking tiled roof, gas central heating and UPVC double glazing, and stands on a large corner plot with off road parking and garaging.

AT A GLANCE

- 4 bedrooms
- Triple aspect lounge/dining room
- Kitchen
- Ground floor cloakroom & first floor bathroom
- Garage & off road parking
- Spacious gardens



DESCRIPTION:

A covered entrance porch and lobby (with coat cupboard and cloakroom) lead to a central hall (with under stairs cupboard.) There is a dual aspect lounge/dining room with a stone open fireplace and a patio door to the rear garden.

The kitchen has units, space and plumbing for washing machine, space for upright fridge-freezer, Hygena electric hob, cooker hood above, Electrolux oven, cupboard housing a floor mounted Potterton gas central heating boiler, and UPVC double glazed door to outside.

Stairs lead to a first floor landing with airing cupboard and retractable ladder to the part boarded loft space (with fitted light.) There are 4 bedrooms. Bedroom 1 has fitted wardrobes and a dressing table, bedroom 2 has built-in and fitted wardrobes and a wash basin, and bedroom 4 has a fitted wardrobe. There is also a bathroom with bath, wash basin and WC.

The property stands in an elevated position, with a driveway leading to a garage (with up-and-over door, lighting and power points.)



The front garden, which is bounded by a low brick wall, and lawned with flower and shrub borders, extends to the side of the property. Gates at either side lead to the neatly maintained, nicely enclosed, well stocked rear garden which has a lawn, raised stone retaining walls, a paved patio, a former kitchen garden area now gravelled for low maintenance, with fruit trees, a timber shed and a further gated access to the cul-de-sac.

LOCATION:

The property is set on the southern slopes of Colehill, enjoying easy access to first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks. 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.

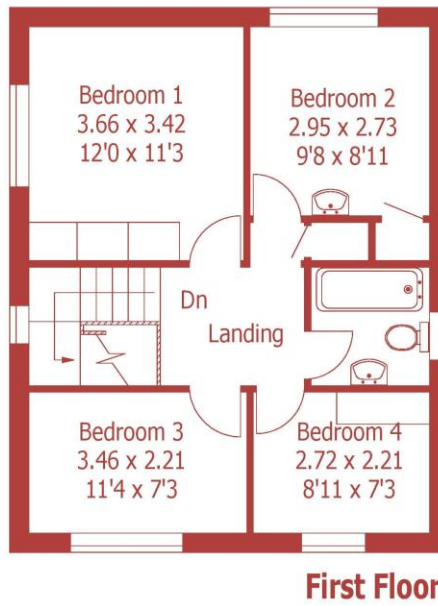
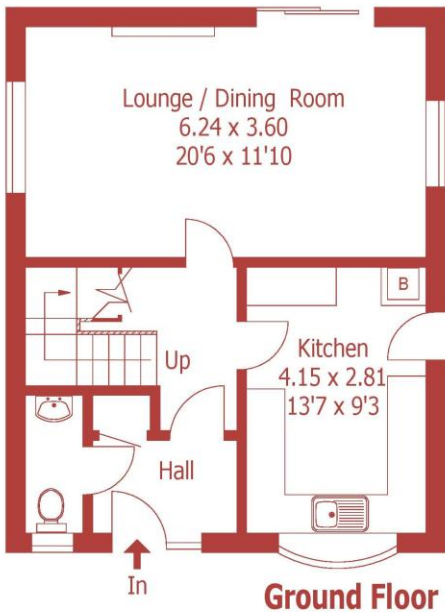
COUNCIL TAX: Band D

DIRECTIONS:

From Wimborne, proceed up Rowlands Hill and along Wimborne Road to the staggered crossroads opposite the Co-op/Post Office. Turn right into Middlehill Road and proceed down the hill, passing Colehill First School on the left. As you drop down the hill, turn left into Bridle Way, and second left into Harness Close.



Approximate Gross Internal Area :- 99 sq m / 1063 sq ft
 Garage Approximate Gross Internal Area :- 14 sq m / 153 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		83
(69-80)	C		
(54-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: Christopher Batten wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Wimborne | 01202 841171 |

christopherbatten.co.uk

