



178 CUTLERS PLACE, COLEHILL, WIMBORNE, DORSET, BH21 2HZ
£315,000 FREEHOLD

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

SUMMARY:

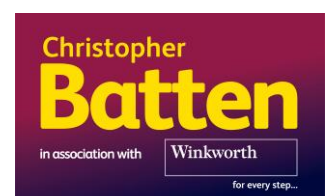
The entrance hall has laminate flooring and a low-level cupboard housing the meters and electrical consumer unit.

To the right is the lounge/dining room which boasts a large picture window overlooking the front garden, an electric fire set in a wooden surround, and a half-sized door giving access to under stairs storage. The lounge area is carpeted, and the dining area has laminate flooring and double doors to a small conservatory.

AT A GLANCE

- Dual aspect lounge/dining room
- Small conservatory
- Low maintenance garden
- Garage in a nearby block
- NO FORWARD CHAIN.

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DESCRIPTION: The kitchen features a range of units, a free standing cooker, space for fridge, freezer, and washing machine, and a UPVC sliding door to the garden.

The first floor landing has a loft access and an airing cupboard housing the gas central heating boiler. There are 3 bedrooms and a bathroom including a shower over the bath.

The property features a front garden with a concrete path leading to the front door. The rear garden is largely paved, with a small lawn area, and enclosed by a brick wall and fencing. There is an outside water tap, and a gate provides access to the garage block.

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.

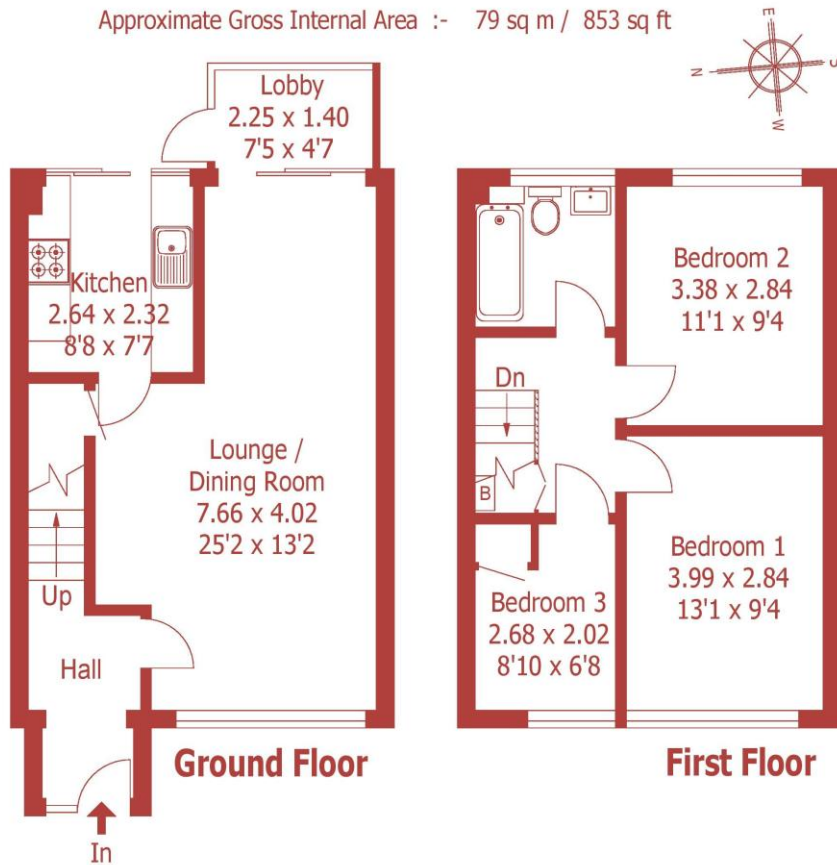


COUNCIL TAX: Band C

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 178 can be found on the left hand side.

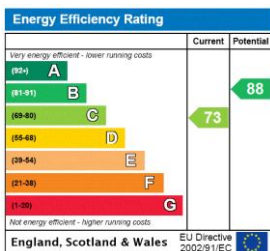


Approximate Gross Internal Area :- 79 sq m / 853 sq ft



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.



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.

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