



2 MARIANNE ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2SQ
£375,000 FREEHOLD

A 2 BEDROOM END OF TERRACE BUNGALOW FOR SALE WITH GARAGING, A SPACIOUS GARDEN AND NO FORWARD CHAIN, SITUATED IN A QUIET, PRIVATE ROAD WITHIN A SHORT, LEVEL WALK OF LOCAL SHOPS.

SUMMARY:

The bungalow offers scope for improvement and benefits from gas central heating, double glazing and a rear conservatory. It is set in a quiet, unmade 'no through' road at the top of Colehill.

AT A GLANCE

- 2 bedroom end of terrace bungalow
- Lounge, dining room & conservatory
- Garage & off road parking
- Great potential for improvement
- NO FORWARD CHAIN



DESCRIPTION:

A 2 bedroom end of terrace bungalow for sale with garaging, a spacious garden and NO FORWARD CHAIN, situated in a quiet, private road within a short, level walk of local shops.

The bungalow offers scope for improvement and benefits from gas central heating, double glazing and a rear conservatory. It is set in a quiet, unmade 'no through' road at the top of Colehill.

An integral entrance porch leads to a reception hall with loft access. The lounge has a fireplace, a cupboard containing a Worcester gas boiler, and a brick arched opening to the dining room. The kitchen has units, space for cooker and upright fridge-freezer, space and plumbing for washing machine, and a glazed door to a rear conservatory (with double glazed door to the garden.) There are 2 double bedrooms, 1 of which has fitted wardrobes, and a bathroom with bath, WC and wash basin.

A driveway provides off road parking and leads to a garage (with up-and-over door.) A side gate gives access to the nicely enclosed, well stocked rear garden which has a paved patio and a lawn.



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 B

DIRECTIONS:

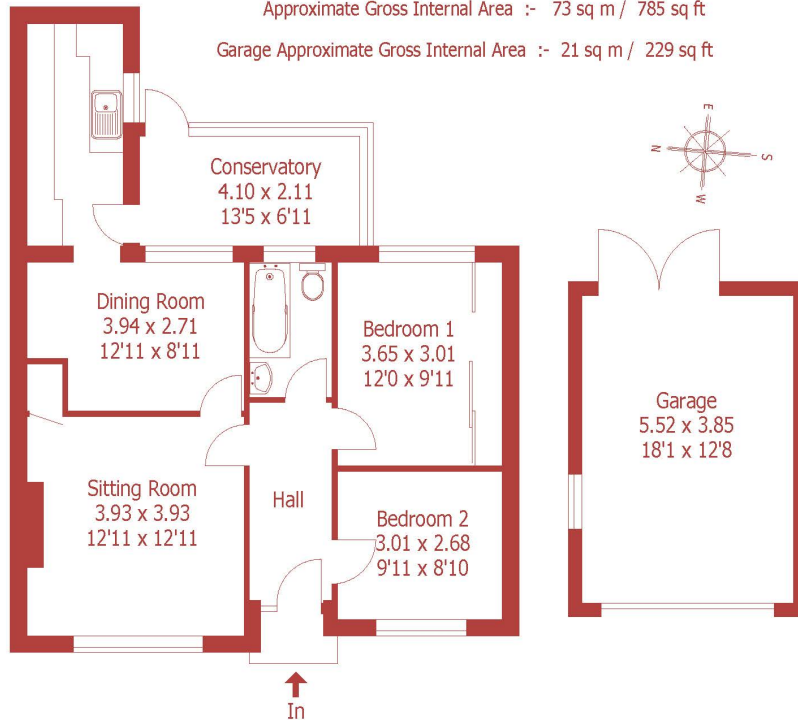
From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and along Wimborne Road to the staggered crossroads with the Co-op/Post Office ahead. Turn right into Middlehill Road, proceeding past the shops on the right, and turn left into Marianne Road. The property can be found on the right hand side.



2 Marianne Road, Colehill

Approximate Gross Internal Area :- 73 sq m / 785 sq ft

Garage Approximate Gross Internal Area :- 21 sq m / 229 sq ft



For identification purposes only, not to scale, do not scale
 Drawn using existing drawings and dimensions

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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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