



47 MIDDLEHILL ROAD, WIMBORNE, DORSET, BH21 2SB
£325,000 FREEHOLD

A WELL PROPORTIONED 3 BEDROOM SEMI-DETACHED HOUSE IN THE HEART OF COLEHILL, WITH A PRIVATE, LOW MAINTENANCE REAR GARDEN AND A BRICK BUILT OUTBUILDING.

SUMMARY:

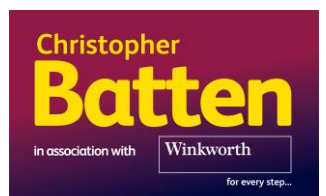
In the same ownership for over 50 years, the house is very well presented but could offer the new owners excellent potential for updating.



AT A GLANCE

- 3 bedrooms
- Shower room & 2 cloakrooms
- Spacious kitchen/dining room
- Covered side passage
- Low maintenance rear garden

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DESCRIPTION:

The front door leads to a small entrance hallway. To the front, the sitting room has timber effect flooring and a brick open fireplace.

To the rear, the generously sized kitchen/dining room has a range of solid wood-fronted units, double oven, gas hob, washing machine and door to the rear garden.

There is also a spacious ground floor shower room with shower and wash basin, and a separate WC housing the gas central heating boiler.

On the first floor, the principal bedroom is a spacious double room to the front with an extensive range of bedroom furniture and an en suite cloakroom (with WC and wash basin).

Bedroom 2, at the rear, is also a double, and bedroom 3 is a single room ideal for a home office.

The front garden is bounded by a low brick wall and has a lawn and a range of established shrubs. A gate leads to a covered passageway along the side of the house.



Beyond this is a detached brick outbuilding suitable for storage or workshop use. The tidily kept rear garden has a block paved patio, a lawn and planted borders. A gated rear access leads to a communal car park historically used by residents of the property.

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.

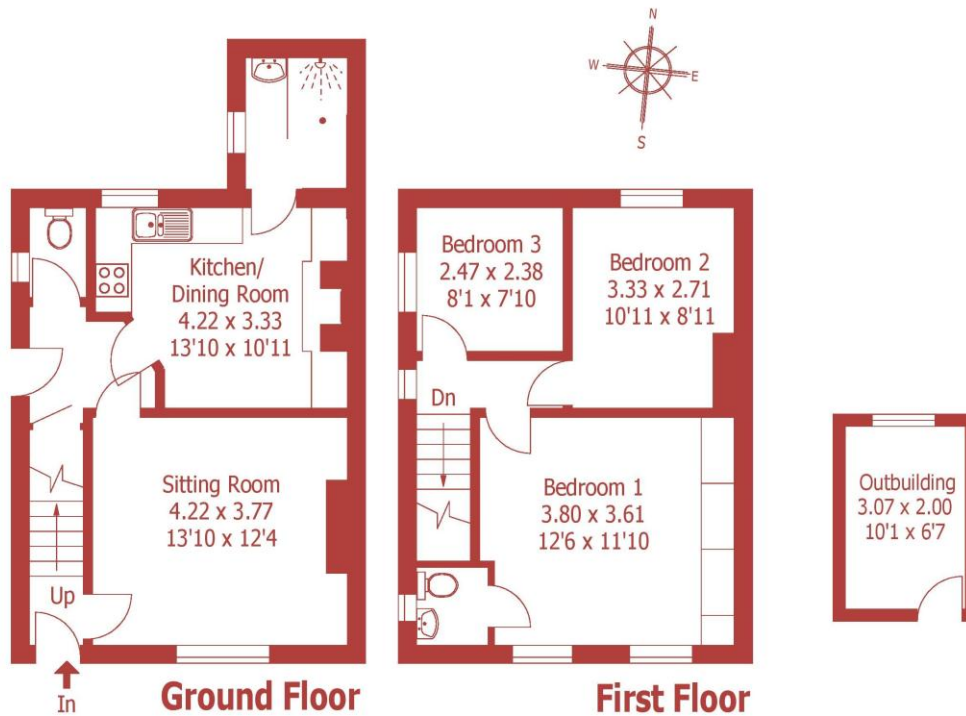
COUNCIL TAX: Band B

DIRECTIONS:

From Wimborne, proceed up Rowlands Hill, passing Colehill cricket ground on the left, and continue along Wimborne Road to the staggered crossroads with the Co-op/Post Office ahead. Turn right into Middlehill Road. Just past the shops on the right, number 47 can be found on the left hand side, opposite the turning to Paget Close.



Approximate Gross Internal Area :- 81 sq m / 872 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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