



3 HOUNDS WAY, COLEHILL, WIMBORNE, DORSET, BH21 2LD

PRICE GUIDE: £450,000 FREEHOLD

## A SPACIOUS 2 DOUBLE BEDROOM DETACHED BUNGALOW OFFERING SCOPE FOR IMPROVEMENT AND STANDING IN A LARGE GARDEN PLOT, IN A QUIET RESIDENTIAL AREA.

### SUMMARY:

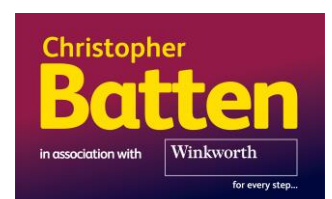
Built in the 1960s, the property has potential for extension and/or loft conversion, subject to planning consent. It is connected to all mains services, and benefits from gas central heating, mostly double glazing, and a large private garden. The bungalow is situated on a level site on the southern side of Colehill.

Agents' Note: Our vendors have been advised through a pre-application with Dorset Council that there is potential for 2 new dwellings, subject to the demolition of the current property and subject to the necessary planning consents.

### AT A GLANCE

- 2 double bedrooms plus dressing room
- Kitchen/breakfast room with utility area
- Conservatory
- Spacious loft
- Double length garage & ample off road parking
- Large, level garden plot

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## DESCRIPTION:

An entrance porch leads to a reception hall with a corner cupboard. There is a dual aspect lounge with tiled open fireplace, and a kitchen/dining room with solid fuel Rayburn (which can also provide hot water), pine units, space for free standing cooker, and utility area (with sink, space and plumbing for washing machine, and space for fridge.) The conservatory has a door to a covered seating area. Bedroom 1 has built-in wardrobes and a patio door to a dressing room, which has further patio doors to the conservatory. Bedroom 2 has built-in wardrobes and there is a bathroom (with bath, wash basin, WC and wall mounted shower fitment.) Timber steps lead to the attic which houses the gas central heating boiler and offers ample storage space.

A gated entrance way gives access to a drive providing ample off road parking and leading to a double length attached garage. There is access at the side of the property (with a lean-to store) leading to a large lawn interspersed with shrubs and fruit trees. A picket fence leads to an uncultivated area of garden.





## 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:

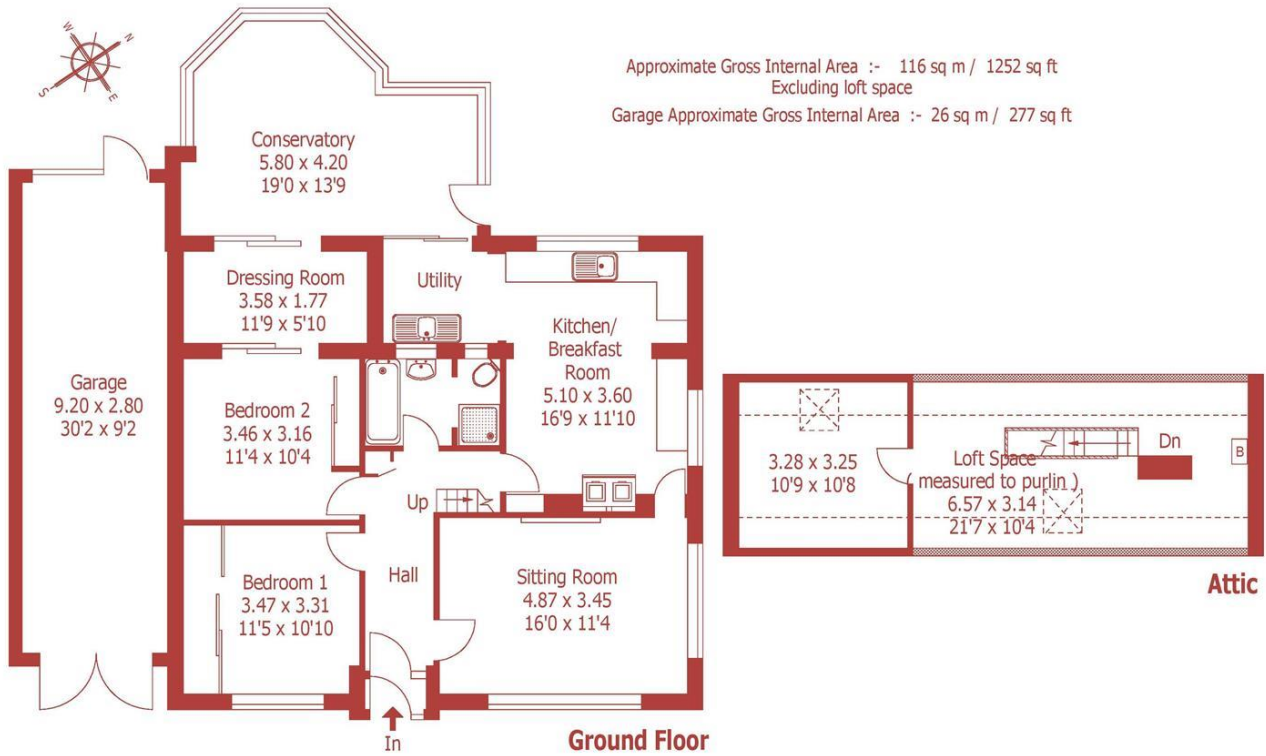
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## DIRECTIONS:

From Wimborne, proceed east along Leigh Road, which becomes Wimborne Road West. At the petrol station, turn left into Hayes Lane and take the first turning on the right into Martindale Avenue. Turn left into Hounds Way, and the property is on the left.







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		
(69-80)	C		
(55-68)	D		72
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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