



197 CUTLERS PLACE, COLEHILL, WIMBORNE, DORSET, BH21 2HY
PRICE GUIDE: £325,000-£335,000 FREEHOLD

A BEAUTIFULLY PRESENTED AND REFURBISHED 3 BEDROOM MID-TERRACE TOWN HOUSE SITUATED ON A POPULAR RESIDENTIAL DEVELOPMENT, WITHIN WALKING DISTANCE OF LOCAL FIRST AND MIDDLE SCHOOLS, AND LOCAL SHOPPING FACILITIES. THERE ARE DELIGHTFUL WALKS CLOSE BY AT BYTHEWAY AND CANNON HILL PLANTATION.

SUMMARY:

The property is tastefully presented throughout and benefits from a gas fired central heating system, garage in a nearby block, and UPVC double glazing.

AT A GLANCE

- Beautifully presented
- On a popular residential development
- Westerly facing landscaped rear garden
- Through living/dining room
- Garage in a nearby block



DESCRIPTION:

A front door leads through to the entrance hall. The through living/dining room has French doors leading out to the rear garden. There is a modern fitted kitchen with an excellent range of units and worktops, and a door to the rear garden.

To the first floor, the main bedroom has fitted wardrobes, bedroom 2 overlooks the rear garden, and bedroom 3 has a built-in cupboard and enjoys a front aspect overlooking a landscaped green. The family bathroom has a modern suite with a panelled bath, WC and wash hand basin.

The property fronts onto a landscaped area, with a garage in a nearby block (with an up-and-over door). The recently landscaped front garden has a raised sleeper flower bed. The westerly facing landscaped rear garden is nicely enclosed by timber panelled fencing, with a garden terrace, centre lawn, and a rear gated access.

LOCATION:

Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office,



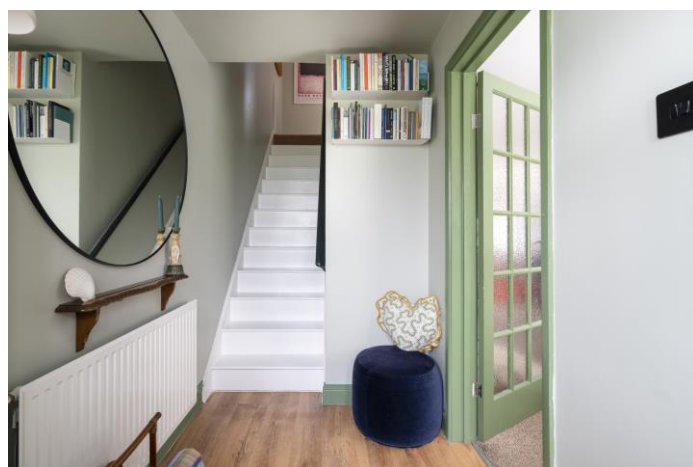
and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

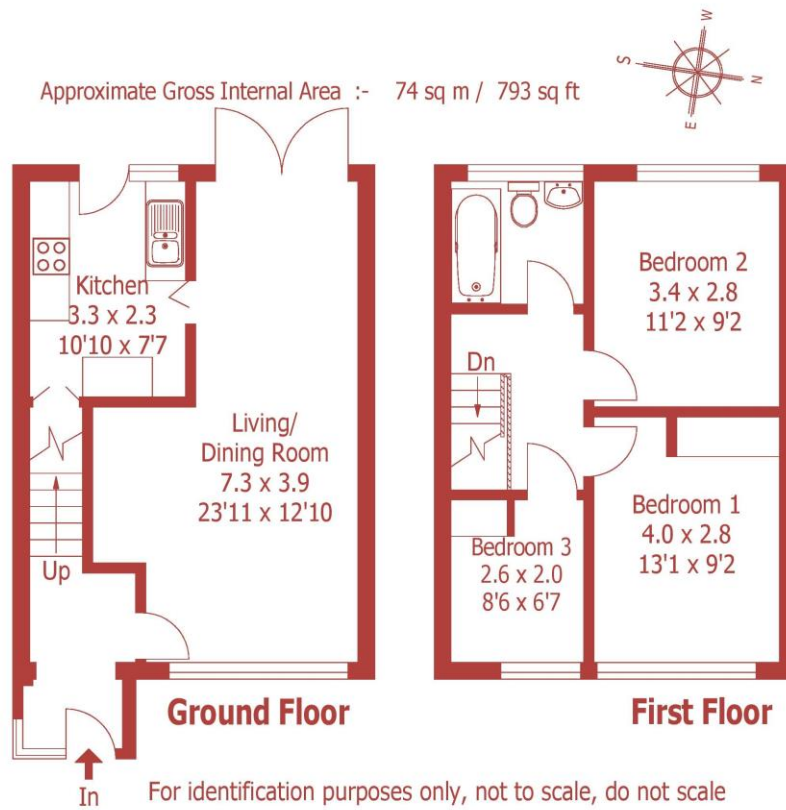
COUNCIL TAX:

Band C

DIRECTIONS:

From Wimborne, proceed along Leigh Road, through the traffic lights at St Johns Hill and continue along, past Tops Day Nursery on the left hand side and a short way along after the nursery, turn left into Hayes Lane by the petrol station. Take the third turning on the left into Jessopp Road and first left into Cutlers Place. Number 197 can be found a short way along on the right hand side.





For identification purposes only, not to scale, do not scale
Created 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		90
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(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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