



8 LAWNS ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2JP
£347,500 FREEHOLD

A WELL PRESENTED AND DECEPTIVELY SPACIOUS 3 BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN A QUIET RESIDENTIAL AREA, WITHIN A LEVEL OF LOCAL SHOPS AND BUS SERVICES, AND OFFERED SALE FOR WITH NO FORWARD CHAIN.

SUMMARY:

In more recent years, the bungalow has been refurbished with a modern fitted kitchen and bathroom, and benefits from gas central heating, UPVC double glazing, off road parking, a nicely enclosed, private rear garden, and has been well maintained.

AT A GLANCE

- No forward chain
- Well presented and deceptively spacious
- Quiet residential area
- 2 double bedrooms
- Nicely enclosed rear garden



DESCRIPTION:

An enclosed entrance porch with a front door leads through to the reception hall where there is access to loft space (with drop-down ladder and fitted light).

The living room features a large picture window to the front elevation enjoying an open aspect.

From the reception hall, an open walkway leads through to a modern fitted kitchen comprising an excellent range of units, ample worktops, Kenwood dual fuel cooker range (with 5-burner gas hob and electric ovens) and stainless steel cooker hood above, space and plumbing for washing machine and dishwasher, further space for an upright fridge/freezer, ladder rack style radiator, and a door to the side entrance.

Bedroom 1 is a good sized double bedroom overlooking the rear garden, and bedroom 2 is also a double bedroom overlooking the rear garden.



From the reception hall, there is a lobby with a cupboard housing a Glow-Worm combination boiler, and a dual aspect third bedroom with windows to the front and side elevations.

The family bathroom comprises a modern white suite, with panelled bath (with wall mounted shower fitment and glazed shower screen), wash hand basin, low level WC, and ladder rack style radiator.

The open plan front garden is predominately laid to lawn, with a wide block paved driveway providing ample off road parking, and a side garden gate and pathway (with outside light) leads to the rear garden. The nicely enclosed rear garden affords a large degree of privacy, with timber panelled fencing, gravelled footpath leading to a timber garden shed, raised shrub beds, centre lawn, and to one corner of the garden there is a timber sun deck.

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:

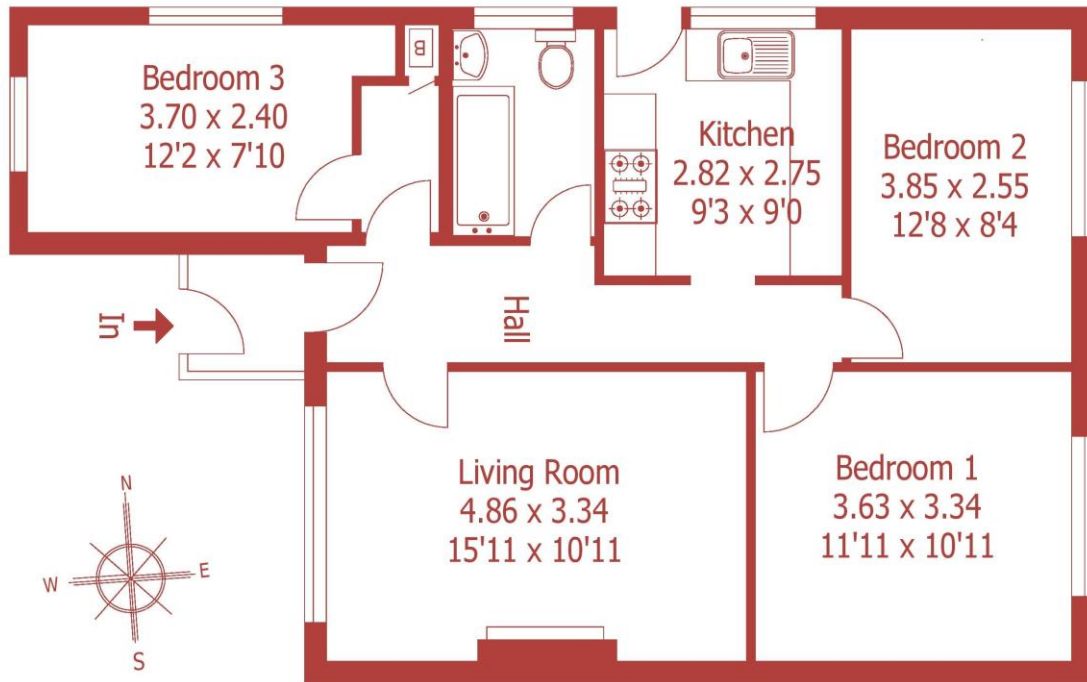
Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road which then becomes Wimborne Road West as you leave the town. After approximately 1 mile, turn left into Hayes Lane at the petrol station. Take the third turning on the right into Dales Drive and Lawns Road is on the left hand side.



Approximate Gross Internal Area :- 73 sq mt / 788 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Wimborne | 01202 841171 | properties@christopherbatten.com

christopherbatten.co.uk

