



73 PILFORD HEATH ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2LX  
PRICE GUIDE: £349,950 FREEHOLD

**A 2 BEDROOM DETACHED BUNGALOW SET ON A GOOD SIZED PLOT WITH SCOPE TO EXTEND (subject to the necessary planning consents), OFF ROAD PARKING, A GARAGE AND A SOUTH FACING REAR GARDEN, FOR SALE WITH NO FORWARD CHAIN, IN AN ELEVATED POSITION IN A QUIET, ESTABLISHED RESIDENTIAL AREA.**

#### **SUMMARY:**

In dated condition, the property requires modernisation but offers great scope for improvement. It benefits from gas central heating (the boiler for which was replaced about 5 years ago) and UPVC double glazing.

#### **AT A GLANCE**

- NO FORWARD CHAIN
- Great scope for improvement
- Dual aspect lounge
- Off road parking & garage
- South facing garden





## DESCRIPTION:

A covered entrance way leads to a reception hall with an airing cupboard. The dual aspect lounge has a timber fireplace with gas fire, and a serving hatch to the kitchen which has units, worktops, electric hob, cooker hood, Creda electric double oven, space and plumbing for washing machine, and recess for fridge-freezer.

There are 2 bedrooms, and a bathroom which has a loft access.

The front garden is bounded by a stone wall and has a raised shrub bed. A long driveway provides off road parking and leads to a garage (with up-and-over door and rear window.) There is access on both sides of the bungalow to the private, south facing rear garden which has a patio, a hardstanding for a shed, and a raised border.

## 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

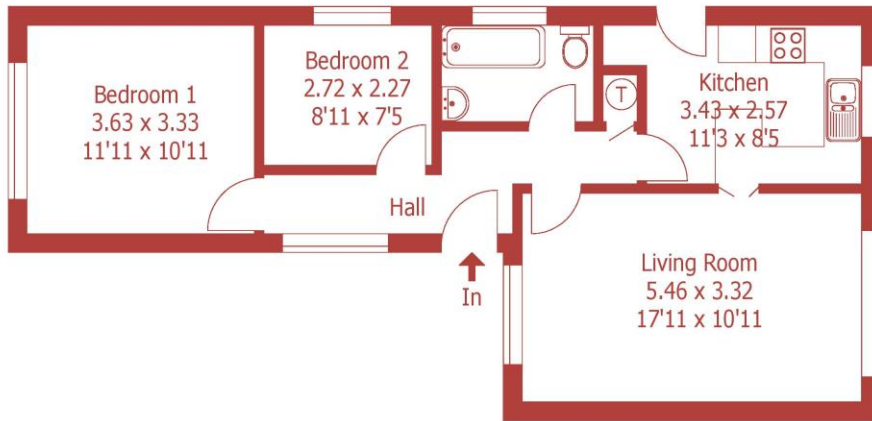
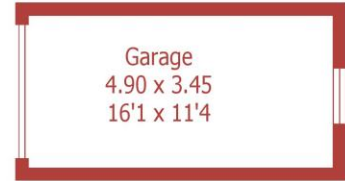
**DIRECTIONS:**

From Wimborne, proceed 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. Proceed across into Lonnen Road and round the S-bend. Turn right into Sandy Lane, which becomes Pilford Heath Road, and number 73 can be found on the right hand side.





Approximate Gross Internal Area :- 60 sq m / 642 sq ft  
 Garage Approximate Gross Internal Area :- 17 sq m / 182 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		
(81-91)	B		82
(69-80)	C		
(54-68)	D	64	
(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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Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

