



13 CHURCHMOOR ROAD, COLEHILL, WIMBORNE, DORSET, BH21 2LN

PRICE GUIDE: £375,000 - £400,000 FREEHOLD

A DECEPTIVELY SPACIOUS 4 BEDROOM SEMI-DETACHED HOUSE WITH A GARAGE AND A LARGE GARDEN OVERLOOKING BYTHEWAY FIELD, OFFERING GREAT POTENTIAL FOR MODERNISATION.

SUMMARY:

Situated in a small cul-de-sac within easy reach of shops and First and Middle Schools in Colehill, and about 2.5 miles from Wimborne town centre, the property represents a great opportunity for an improvement project.

AT A GLANCE

- 4 bedrooms
- Large lounge & rear conservatory
- Large rear garden backing onto fields
- Garage & off road parking
- GREAT POTENTIAL FOR IMPROVEMENT



DESCRIPTION:

An entrance porch leads to a small hallway, off of which is a large lounge/dining room. There is a spacious rear conservatory (with double doors to the garden), and a walkway to the kitchen and on to a breakfast area, which gives access to a downstairs WC.

The first floor landing has loft access and there are 4 bedrooms and a bathroom. Bedroom 1 is a spacious double room with a front aspect. Bedroom 2 is also a double, with views over the rear garden. Bedroom 3, also to the rear, is deceptively spacious, and bedroom 4 has 2 windows to the front and is arranged in 2 sections, making it ideal as a child's bedroom or office.

A dropped kerb leads to off road parking in front of the integral garage, and there is access down the left hand side of the house and a gate to the large rear garden. There is a patio adjacent to the house, and a large lawn. A small terraced area at the end of the garden overlooks the adjacent fields.



LOCATION:

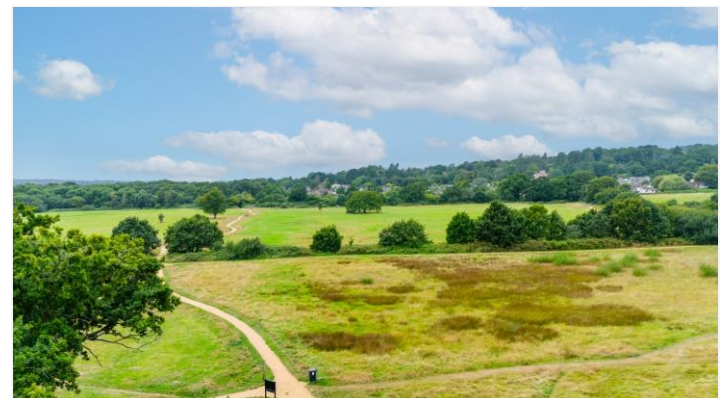
Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.

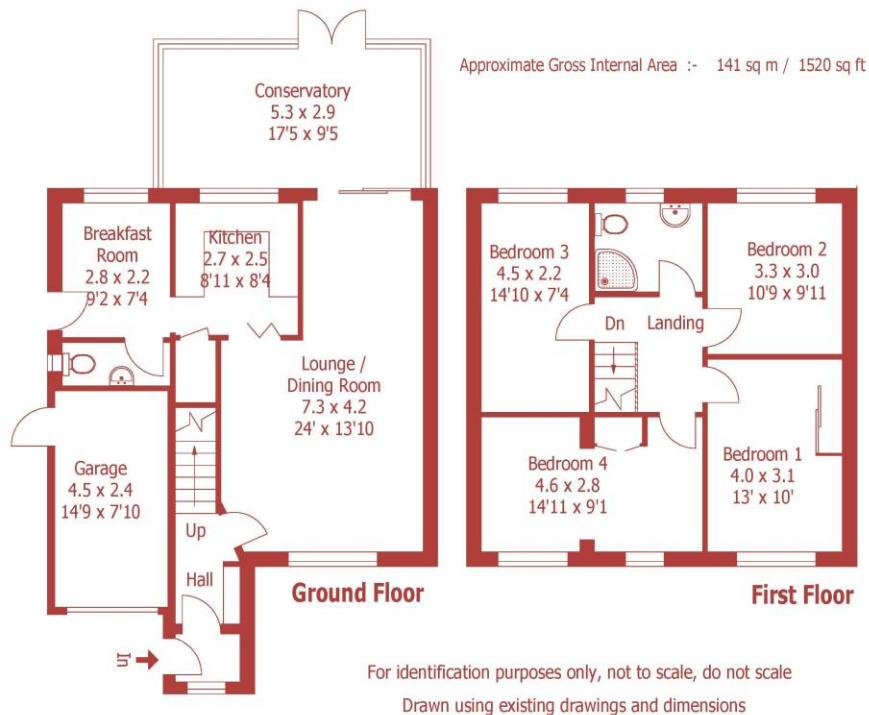
COUNCIL TAX:

Band D

DIRECTIONS:

From Wimborne, proceed east along Leigh Road, continuing ahead at the traffic lights at the junction with St Johns Hill and Avenue Road. After about a mile, with the petrol station on the left, turn left into Hayes Lane. Take the fourth turning on the left into Jessopp Road, and turn left into Cutlers Place. Churchmoor Road can be found on the left hand side.





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		
(55-68)	D	55	
(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

