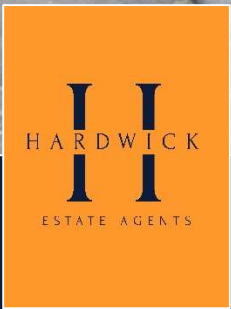




12 Canford View Drive, Colehill, Wimborne, BH21 2UW



A well presented 3 bedroom detached house with driveway and garage situated in a popular residential location close to Cannon Hill Plantation, offered with no chain.

- 3 bedrooms
- Sitting room
- Kitchen/dining room
- Ground floor wc
- Modern bathroom
- Driveway and garage
- Double glazed
- Gas central heating
- Secluded, low maintenance garden
- No chain

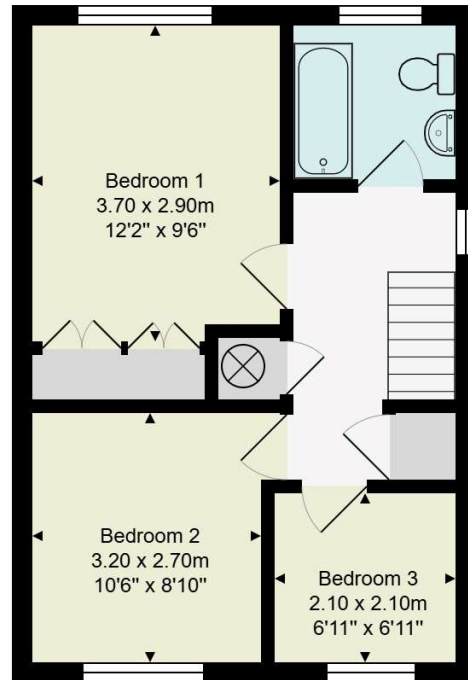
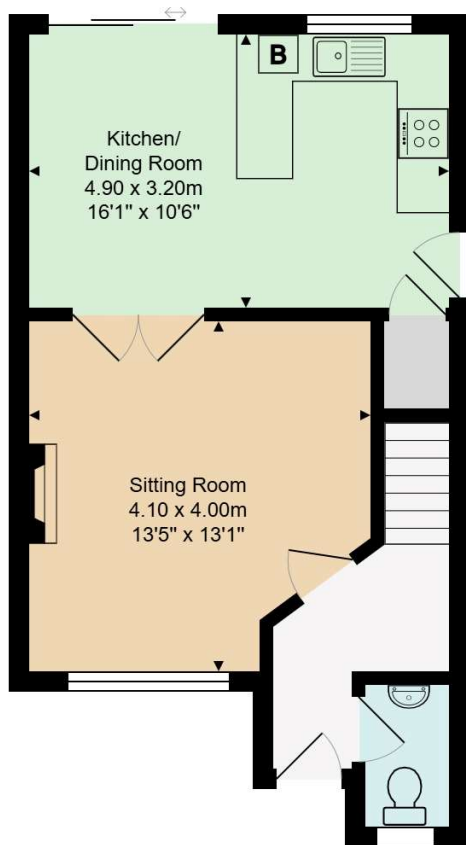
ASKING PRICE:

£400,000 (Freehold)

EPC RATING:

Band - C





Total Area: 75.0 m² ... 808 ft²

All measurements are approximate and for display purposes only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

LOCATION

The property is situated along a quiet residential road just a short walk away from Cannon Hill Plantation, perfect for walkers. Colehill is a sought after location with a range of shops and amenities together with sought after schooling. Wimborne Minster is a historic market town located a little over 2 miles away which offers a broader range of shops.

THE PROPERTY

The property is a well maintained and presented detached house, the accommodation briefly comprises;

An entrance hall with stairs rising to the first floor and a cloakroom with wc and wash basin.

The sitting room has a feature fire place and an elevated outlook to the front aspect. Double doors lead to the kitchen/dining room where sliding patio doors lead out to the garden. In the kitchen area is a range of base and eye level units with a fitted oven and hob. There is space a plumbing for a washing machine and fridge/freezer, plus a fitted understairs cupboard.

Upstairs on the first-floor landing is an airing cupboard housing the hot water tank plus a separate fitted cupboard. There are three bedrooms, bedroom 1 includes a range of fitted wardrobes.

The modern family bathroom includes a white three-piece suite including a bath with shower over.

Outside the property is approached by a driveway with parking for several vehicles and access to the detached single garage (5.4m x 2.6m). The rear garden has been landscaped with ease of maintenance in mind including patio terraces and an artificial lawn, to the side of the house is a useful area ideal for a shed general storage.

ADDITIONAL INFORMATION

Council tax – D

As per the estate agents act, an interest is declared. Hardwick Estate Agents know the seller.



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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