

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

HARNES CLOSE
WIMBORNE, BH21 2UF



GUIDE PRICE £315,000

- TERRACED HOUSE
- QUIET CUL DE SAC
- 3 BEDROOMS
- PEDESTRIANISED WITH A QUIET GREEN
- FAMILY LIVING ROOM
- LARGE KITCHEN/BREAKFAST ROOM
- LOW MAINTENANCE REAR GARDEN
- MODERN FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- GARAGE IN A BLOCK

This THREE BEDROOM family home is located in a QUIET CUL-DE-SAC within popular Colehill and is in catchment for Colehill First School. The front of this property is completely pedestrianised with a quiet green, which is perfect for small children to play safely away from any roads.



You enter the property into a small porch with space for shoes and coats, with a further door to the family living room.

To the rear of the property is a large kitchen/breakfast room with a larder under the stairs, downlighting from the kitchen cabinets and patio doors to the low maintenance rear garden.

Upstairs, the accommodation includes a modern family bathroom and three well proportioned bedrooms, all of which have built in storage (two of which are large doubles). There is an airing cupboard on the landing and a loft hatch and ladder to the loft, which is boarded and has a Velux window fitted.

The soffits and fascia boards and boiler were updated by the previous owners. The property can also be accessed from the rear and benefits from an allocated parking space and garage in a block.

Additional Information

Agents Note: There is shared maintenance of private road to the rear of the property used to access the garage

Energy Performance Rating: C

Council Tax Band: C

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Garage in a block & allocated space

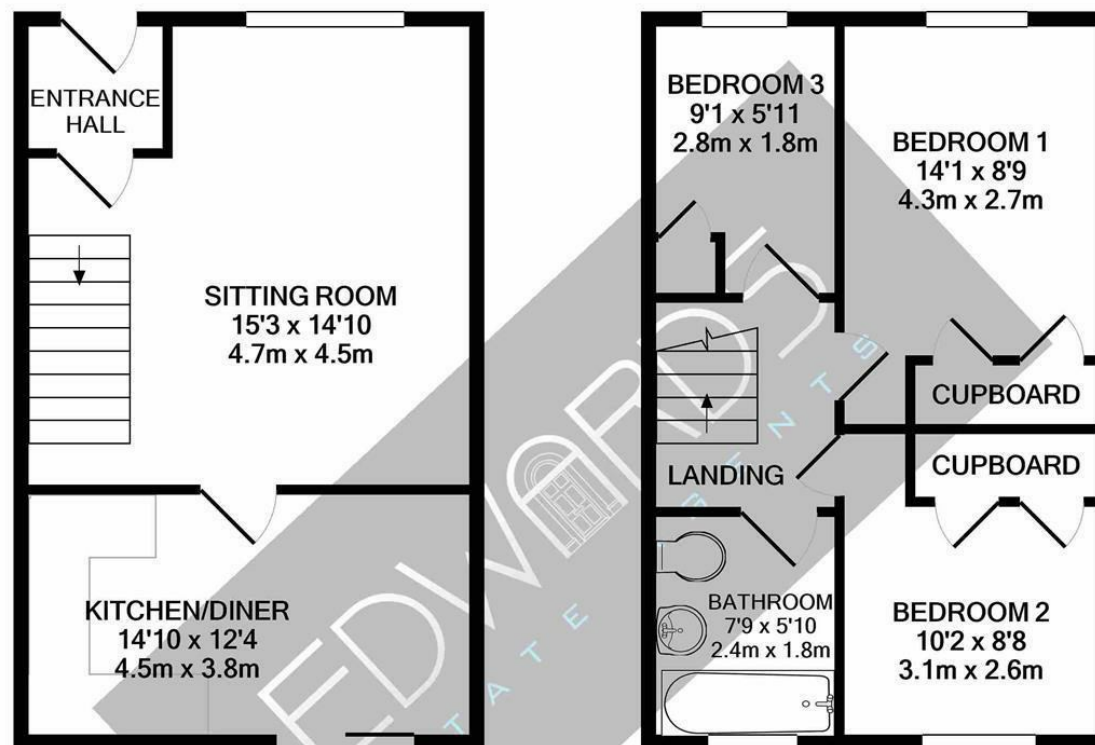
Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





GROUND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2020

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Local expertise with powerful national marketing

EDWARDS
ESTATE AGENTS

Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595