

The Stable, 60 Salisbury Road,
Christchurch, Dorset, BH23 7JJ

Asking Price **£375,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

JUST A SHORT WALK FROM OPEN COUNTRYSIDE

JUST A SHORT WALK FROM OPEN COUNTRYSIDE & A VILLAGE GREEN, THIS MODERN DETACHED CHARACTER STYLE PROPERTY OVERLOOKS A DELIGHTFUL COURTYARD

The Stable, 60 Salisbury Road is an opportunity to purchase a modern detached house in a delightful courtyard setting on the outskirts of the popular village of Burton. The property is just a short level walk from the village green whilst standing approximately 1.5 miles distant from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants.

The property itself is situated on a small modern development overlooking an attractive courtyard with shrub and flower borders as well as a central water feature. A block paved pathway leads to the front door and in turn the entrance hall which benefits from a large storage cupboard as well as a ground floor cloakroom with close coupled w.c. and wash hand basin.

A door from the entrance hall leads to the lounge/dining room. This is a particularly bright room due to the double aspect created by the sliding patio door to the front and double doors to the rear which access the garden. The room is large enough to split into separate lounge and dining areas and has a feature electric fire with timber surround.

The kitchen/breakfast room is also accessed from the entrance hall, has a window to the front and double doors to the rear, again making this a particularly bright room. There is a range of fitted base and eye-level units with an integral fridge freezer, 4-ring gas burner hob and extractor fan above. There is space and plumbing for a dishwasher.

Stairs from the entrance hall lead to the first floor landing which has a hatch to the roof space.

There are 2 double bedrooms, both with windows to the front and rear aspect, to continue the light and airy feel in the house. The master bedroom benefits from 2 sets of built-in wardrobes as well as an en-suite bathroom with a white suite comprising close coupled w.c., wash hand basin and bath with mixer shower attachment.

There is a separate shower room accessed from the first floor landing with close coupled w.c., wash hand basin and shower unit.

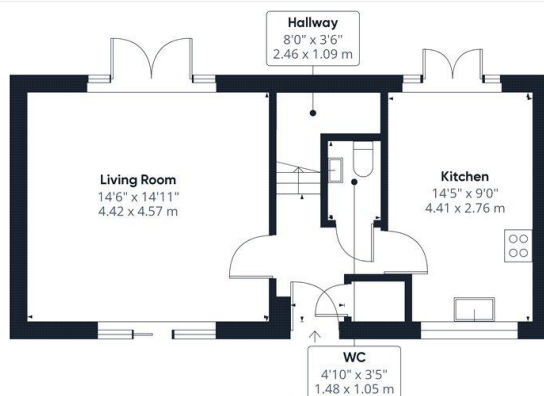
The private rear garden can be accessed through the lounge/dining room or the kitchen/breakfast room. It has been paved for easy maintenance with some shrub and flower borders. There is a detached GARDEN SHED with electric power supply. A gate to the right-hand side leads to an ALLOCATED CAR PARKING SPACE along with ample visitor parking.

TENURE: FREEHOLD
COUNCIL TAX BAND: D

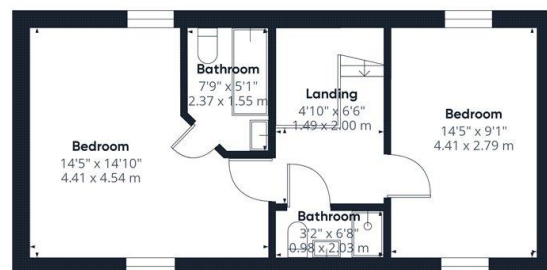


KEY POINTS

- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- WELL PRESENTED
- TWO DOUBLE BEDROOMS
- DELIGHTFUL SETTING
- RESIDENTS & VISITOR PARKING



Ground Floor



Floor 1

Approximate total area[®]
861.22 ft²
80.01 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
 01202 474202 | enquiries@sladeschristchurch.co.uk
 Website www.sladeshomes.co.uk

