

15 Manor Road, Christchurch, Dorset,
BH23 1LU

Asking Price **£845,000**



Bedrooms



Living



Bathrooms



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Well Presented Family Home in Christchurch

THIS GENEROUS FOUR BEDROOM DETACHED HOUSE IS JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE. THE PROPERTY FALLS WITHIN THE TWYNHAM CATCHMENT AREA AND BENEFITS FROM OFF ROAD PARKING AS WELL AN IMPRESSIVE GARDEN CHALET.

15 Manor Road is an opportunity to purchase a well presented family home in a popular road. The property is situated within half a mile of Christchurch Town Centre with its historic 11th Century Priory Church, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station and regular bus services are close by. The property falls within the Twynham School Catchment Area.

The front door leads into the porch and in turn the entrance hall where there is a useful storage cupboard. There is also a ground floor cloakroom with wc and basin. The lounge has a bay window to the front of the property. The open plan living/kitchen area to the rear is a key feature of this home. There are seating and dining areas as well as bi fold doors to the rear garden. The kitchen features a range of base and eye level units with some integral appliances and a breakfast bar. There is a separate utility room. Stairs from the entrance hall lead to the first floor landing. There are four double bedrooms, a bathroom and two shower rooms.

To the front of the property, a driveway provides OFF ROAD PARKING. The INTEGRAL GARAGE is currently used an office area.

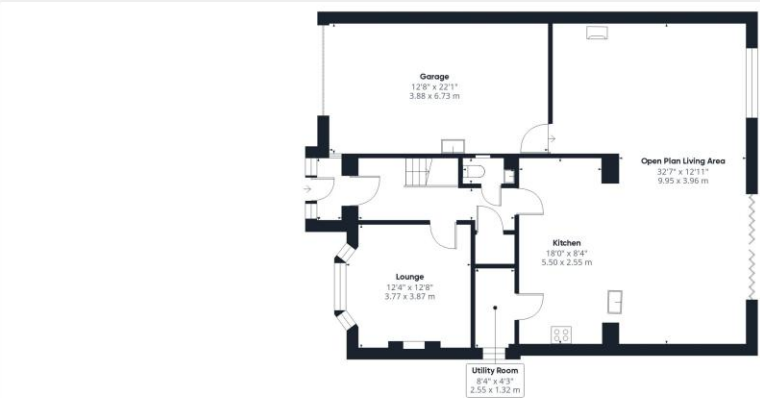
Immediately to the rear of the property is a raised veranda overlooking the remainder of the garden. There is useful storage underneath. The rest of the garden features sections of patio and lawn with some established borders. At the end of the garden there is a GARDEN CHALET. This is a versatile area which could be used as an office, gym, studio or entertaining space.

TENURE: FREEHOLD
COUNCIL TAX BAND: D

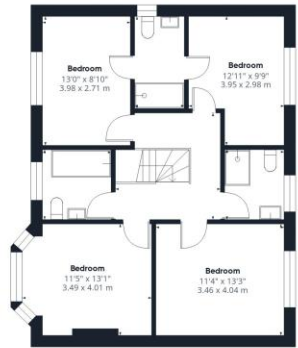


KEY POINTS

- FOUR DOUBLE BEDROOMS
- CENTRAL CHRISTCHURCH
- GARDEN CHALET
- DETACHED HOUSE
- OFF ROAD PARKING
- WELL PRESENTED



Ground Floor Building 1



Floor 1 Building 1



Approximate total area[®]
2026 ft²
188.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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