

10 Andover Close, Christchurch, Dorset,
BH23 4SP

Asking Price **£400,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Two/Three Bedroom House in a Sought After Location

THIS TWO/THREE BEDROOM SEMI DETACHED HOUSE IS SITUATED JUST A SHORT DISTANCE FROM MUDEFORD QUAY AND AVON BEACH. THE PROPERTY BENEFITS FROM OFF ROAD PARKING AND IS WELL PRESENTED THROUGHOUT.

10 Andover Close is an opportunity to purchase an impressive semi detached house in a sought after location. The property is situated within a short distance of the picturesque Mudeford Quay and the sandy Avon Beach. Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants is just over two miles away. Bus services connect the surrounding area.

The front door leads into the entrance porch which has a useful storage cupboard. The lounge is set to the front of the property and benefits from solid French Oak flooring. The conservatory extension to the rear of the property allows for a generous kitchen/dining area. The kitchen features a range of base and eye level units as well as an integral fridge/freezer (2024). The garage has been converted to create a useful home office and utility room. This could be repurposed as a third bedroom if required and benefits from its own private entrance.

Stairs from the lounge lead to the first floor landing. There are two double bedrooms and a bathroom with wc, basin and spa bath.

To the front of the property, a driveway provides OFF ROAD PARKING. The rear garden is designed with ease of maintenance in mind and features sections of artificial grass, patio and decking. There is also a shed.

The property has been well maintained by the current owners with features including...

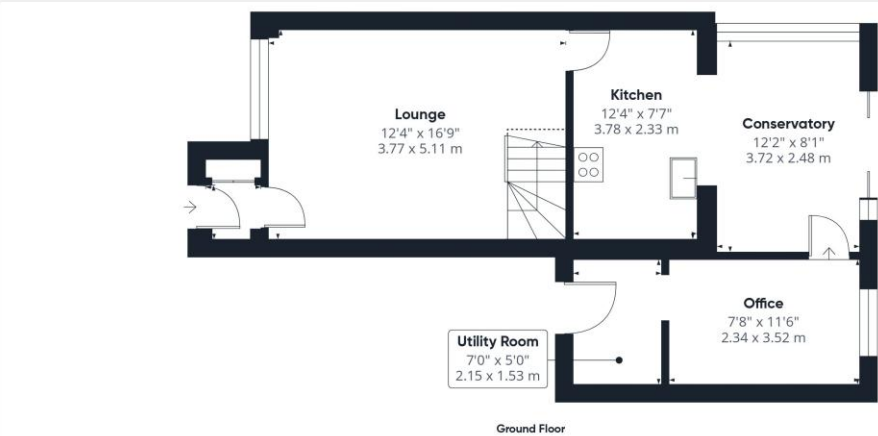
Modern Worcester GCH boiler still under guarantee.
Water softener.
New windows and doors 2025.
New circuit board 2025.
New loft insulation 2023.
External cameras.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- TWO/THREE BEDROOMS
- SEMI DETACHED
- POPULAR CUL DE SAC
- OFF ROAD PARKING
- CLOSE TO QUAY/BEACH
- WELL PRESENTED



Approximate total area⁽¹⁾
813 ft²
75.4 m²

Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

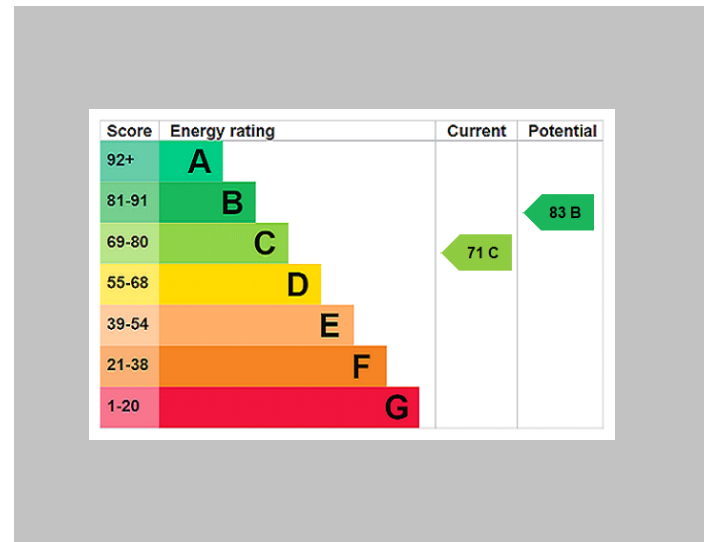
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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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