

17 Campion Grove, Christchurch, Dorset,
BH23 3RF

Asking Price **£325,000**



Bedrooms



Living



Bathroom/Ensuite



EST
1992

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A Four Bedroom Home in Need of Modernisation

A FANTASTIC OPPORTUNITY TO ACQUIRE A SPACIOUS FOUR BEDROOM HOME. THE PROPERTY IS IN NEED OF MODERNISATION & REFURBISHMENT THROUGHOUT, OFFERING BUYERS THE CHANCE TO CREATE A HOME TAILORED TO THEIR OWN TASTE AND REQUIREMENTS

Campion Grove is conveniently positioned within easy reach of local schools, shops, and transport links. Christchurch town centre and its historic priory are just a short drive away, with excellent connections to Bournemouth, the New Forest, and the south coast beaches.

The accommodation is well proportioned and comprises a welcoming hallway with under-stairs storage and a ground floor WC. The spacious lounge leads through to a dining area with double doors leading to the garden. There is a good sized kitchen set to the rear of the property.

Upstairs the property offers, four bedrooms, including three doubles and one single, making it ideal for families or those needing home office space. These are serviced by a generously sized family bathroom in need of updating.

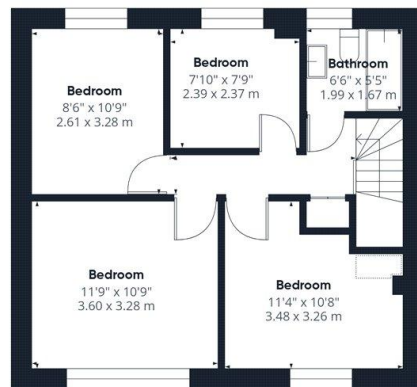
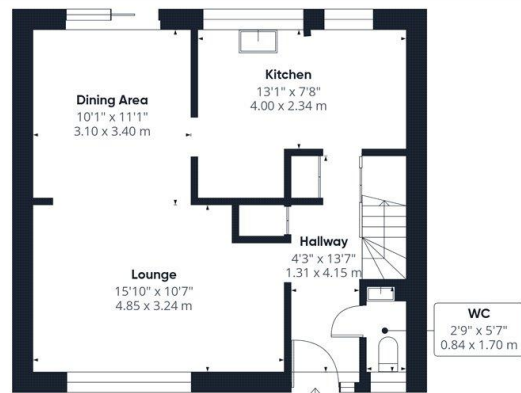
Outside there is an area of patio set to the rear of the property and an outside store which provides useful storage.

Tenure: Freehold
Council Tax Band: C



KEY POINTS

- FOUR BEDROOM FAMILY HOME
- IN NEED OF MODERNISATION & REFURBISHMENT
- SPACIOUS LOUNGE & DINING AREA
- GROUND FLOOR WC
- QUIET LOCATION IN CHRISTCHURCH
- NO CHAIN



Approximate total area⁽¹⁾

962 ft²

89.5 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.

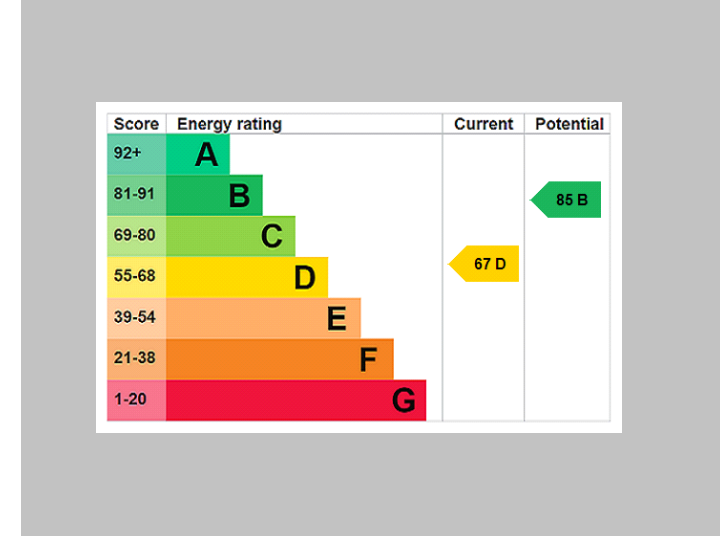
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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do 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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