

2 Canberra Close, Christchurch, Dorset,
BH23 2FD

Guide Price **£675,000**



Bedrooms



Living



Bathroom/Ensuite



Parking & Garage



EST
1992

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A Well Presented Four Bedroom Property in Christchurch

THIS FOUR BEDROOM DETACHED PROPERTY IS SITUATED IN A MODERN CUL DE SAC WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY FEATURES AN INTEGRAL GARAGE, OFF ROAD PARKING AND A SOUTHERLY REAR ASPECT.

TENURE: FREEHOLD.
COUNCIL TAX BAND: E

2 Canberra Close is an opportunity to purchase a generous four bedroom property built by Antler Homes in a popular location. The property is situated approx 1.5 miles from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as a number of local neighbourhood shops and regular bus services. This house is also situated within the Twynham School Catchment Area.

The front door leads into the entrance hall where there is a useful storage cupboard and access to the cloakroom with wc and basin. The lounge/dining room enjoys a double aspect with a window to the front and patio doors to the rear garden. There is a limestone fireplace with inset gas fire. The kitchen/breakfast room features a range of base and eye level with some integral appliances. There is a ground floor office which could also be used as a fourth bedroom if required.

Stairs from the entrance hall lead to the first floor landing. There are three double bedrooms on the first floor. Bedroom one benefits from built in wardrobes and an ensuite with wc, basin and shower unit. The main bathroom features a wc, basin and bath with shower over.

There is an attractive frontage and a block paved driveway providing OFF ROAD PARKING leading to the INTEGRAL GARAGE. The rear garden enjoys a SOUTHERLY ASPECT and is laid mainly to lawn. There is also a patio area and rear access to the garage.



KEY POINTS

- FOUR BEDROOMS
- DETACHED PROPERTY
- TWYNHAM CATCHMENT
- SOUTHERLY REAR ASPECT
- OFF ROAD PARKING
- INTEGRAL GARAGE



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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