

21 Tresillian Close, Walkford, Christchurch, BH23 5QR

Asking Price **£355,000**



Bedrooms



Living



Bathroom/WC



Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'Nicely presented, bright and airy three bed end terrace house'

A VERY NICELY PRESENTED, BRIGHT AND AIRY THREE BEDROOM END OF TERRACE HOUSE LOCATED ON THE EDGE OF HIGHCLIFFE IN A QUIET CUL-DE-SAC. PRIVATE WESTERLY FACING GARDEN, GARAGE, CATCHMENT FOR LOCAL SCHOOLS. NEW COMBI BOILER AND MODERN KITCHEN.

From the entrance hall you have stairs to first floor, doors to accommodation. Understairs storage cupboard, and a ground floor WC.

The lounge diner runs front to back and has wood effect flooring. It is a bright and airy room with a front aspect bay window with pleasant outlook, and double doors on the rear into the garden.

The modern kitchen comprises a range of modern, soft grey, high gloss eye and base level units with wood effect work tops. Inset sink and gas hob both with tiled splash backs. Space for a range style cooker, washing machine and fridge freezer, and continuation of the wood effect flooring. Door into the garden.

On the first floor landing is the airing cupboard and a further storage cupboard. Access to the loft which is part boarded and where you can locate the recently installed gas boiler.

There are three bedrooms, the third bedroom has a built in wardrobe.

The white bathroom suite comprises a bath with wall mounted shower and shower screen. Wash hand basin in vanity unit, WC, tiled floor and walls, heated towel rail and obscured glazed window.

Outside

Approach to the house via footpath with well-maintained lawns on either side. A side gate provides access to the rear.

The rear garden is private and has a westerly aspect. A substantial area on the side provides space for a large summer house/shed. The current owners use this as a utility area and it houses the tumble dryer as it has power and light.

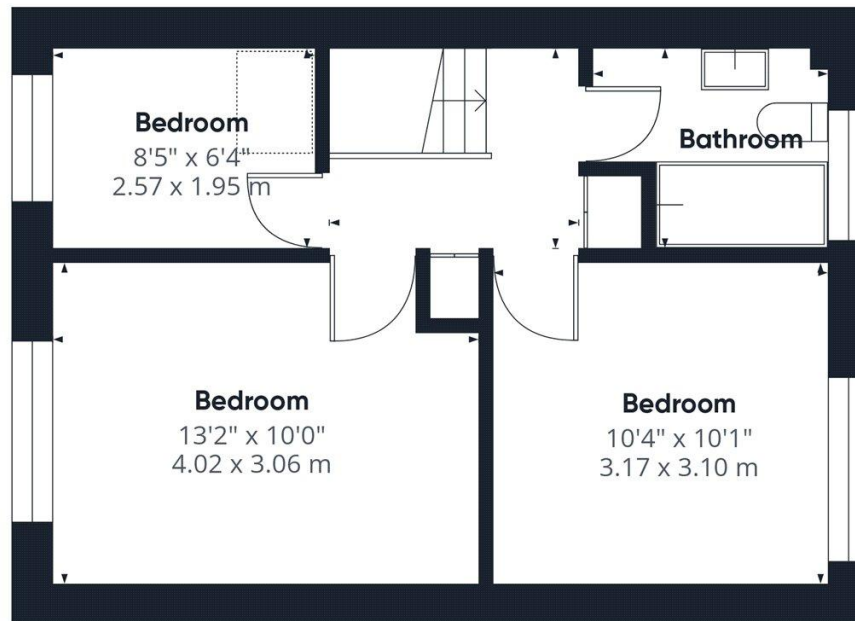
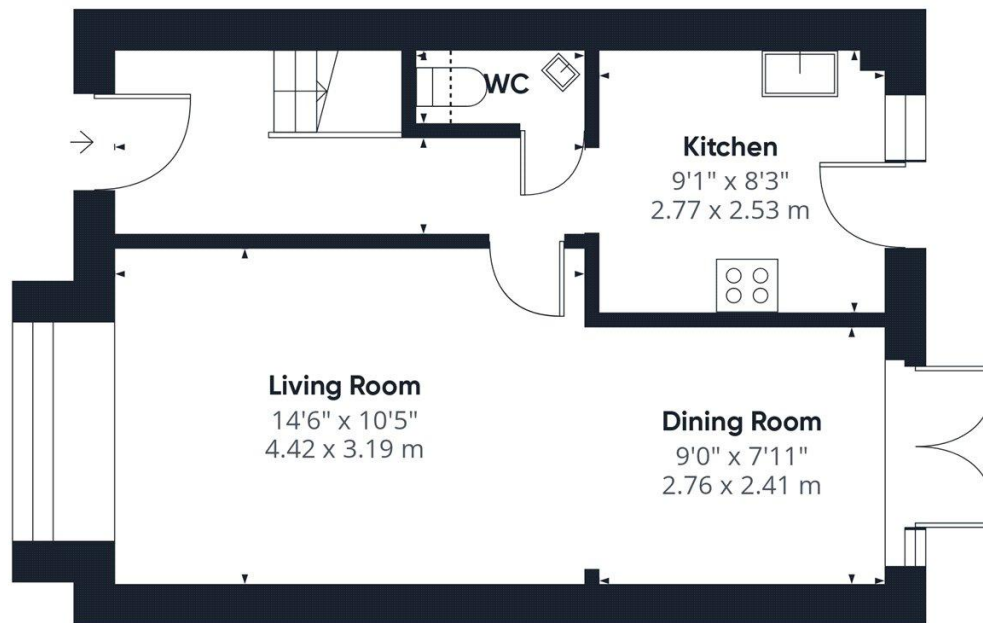
There is a then a paved patio area, and the remainder is laid to lawn. Shrubbed borders and various seating areas where you can enjoy the high degree of privacy.

Council tax band C.



KEY POINTS

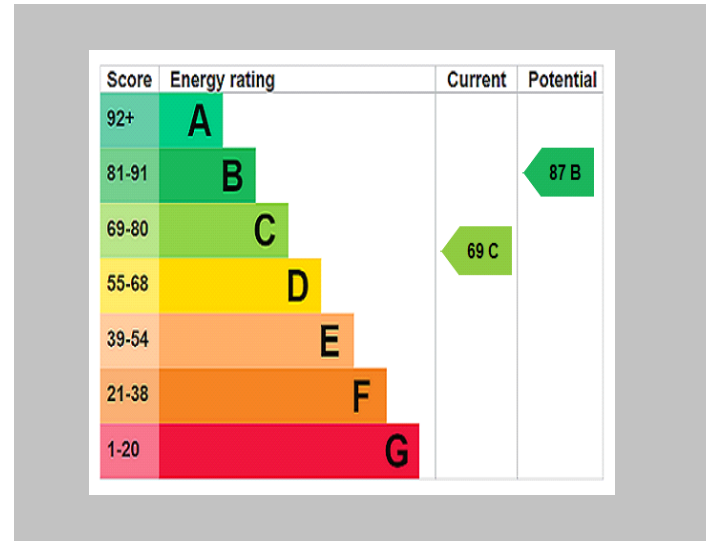
- Three bed end terrace house
- Quiet cul-de-sac location
- Within school catchment for excellent local schools
- Private westerly facing rear garden
- Short walk to local shop and bus stop
- Close to the beach and forest
- Recently installed combi boiler
- Garage



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.

THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

