

157 Barrack Road, Christchurch, BH23 2AP

Asking Price **£395,000**



3

Bedrooms



3

Living



1

Bathroom



Parking & Garage



EST  
1992

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# BEAUTIFULLY PRESENTED...DECEPTIVELY LARGE PLOT...TWYNHAM SCHOOL CATCHMENT

A BEAUTIFULLY PRESENTED THREE-BEDROOM HOME OCCUPYING A DECEPTIVELY LARGE PLOT IN A SOUGHT-AFTER LOCATION WITHIN TWYNHAM SCHOOL CATCHMENT. THIS CHARMING PROPERTY COMBINES CHARACTER, SPACE AND CONVENIENCE WITHIN EASY REACH OF CHRISTCHURCH TOWN CENTRE.

Situated in a convenient and established residential location close to Christchurch town centre, this beautifully presented three-bedroom home has been thoughtfully and characterfully enhanced throughout, creating a property that combines period charm with practical modern living.

Occupying a deceptively large plot, the property offers well-proportioned with a versatile layout ideally suited to families, downsizers and professional couples alike.

The ground floor is centred around a spacious bay-fronted living room with a delightful log-burner adding to the character of the home. The room is filled with natural light offering an inviting space for relaxation and entertaining. The adjoining kitchen/dining room provides ample space for everyday family life with a 4-seater breakfast bar and a useful pantry which adds valuable storage.

Off the kitchen, a conservatory creates an additional reception area overlooking the garden and offers flexibility as a dining room, home office or garden room.

Upstairs, the first floor comprises three bedrooms, including two generous doubles and a third bedroom ideal as a child's room, guest room or study. A beautifully appointed family bathroom serves all bedrooms.

Externally, the generous plot provides excellent outdoor space, to the front of the property there is a substantial amount of off-road parking.

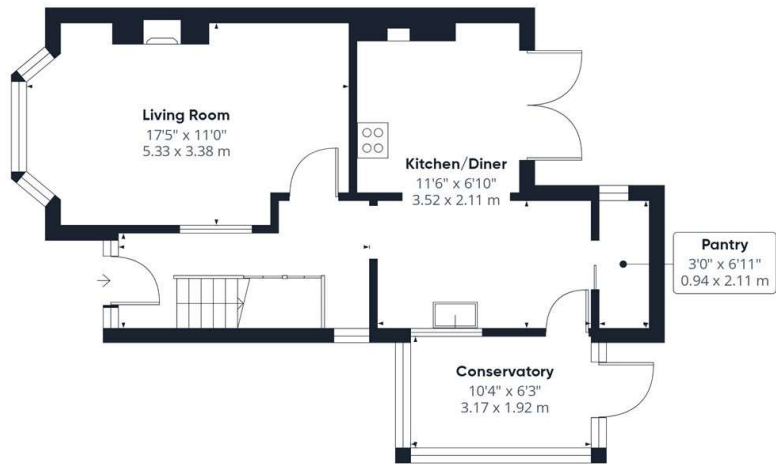
The property boasts a well-maintained rear garden, offering an excellent outdoor space for both relaxation and entertaining. Predominantly laid to lawn, Mature planted borders add colour, privacy and year-round interest. To the immediate rear of the property a decked area provides an ideal space for al fresco dining. A hot tub area further enhances the appeal, creating the perfect space to unwind. A garage and summerhouse provide additional storage or spaces for home offices/working or entertaining spaces. This attractive garden enjoys a great degree of privacy and serves as a wonderful extension of the home's living space.

TENURE: FREEHOLD  
COUNCIL TAX BAND: C

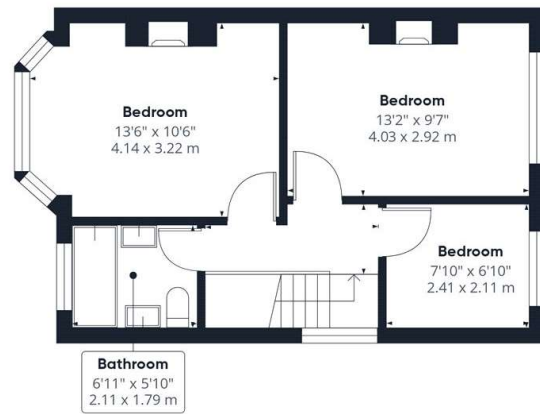


## KEY POINTS

- GENEROUS GARDEN
- CHARACTERFUL INTERIOR
- PLENTY OF PARKING
- TWYNHAM CATCHMENT
- THREE BEDROOMS
- NO CHAIN



Ground Floor

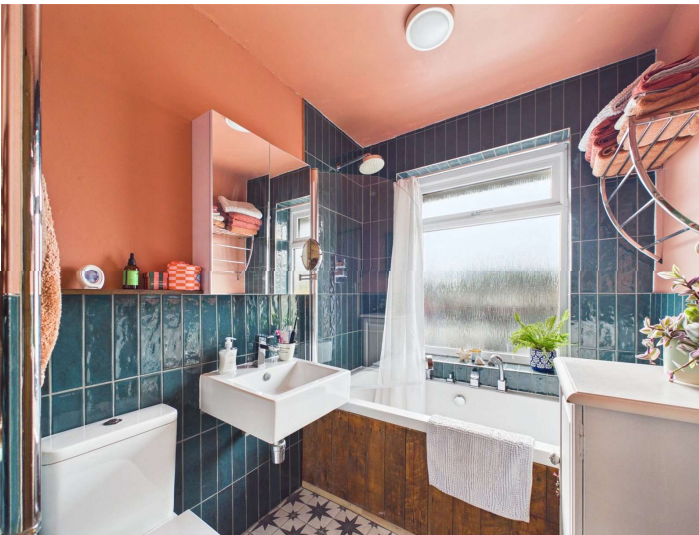
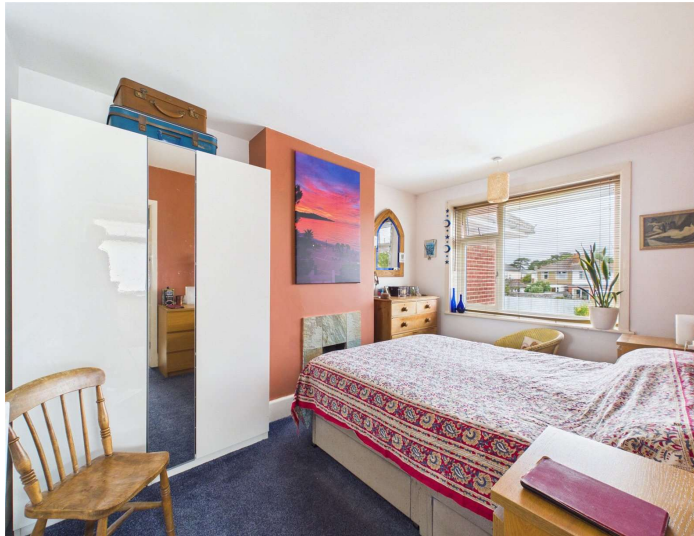
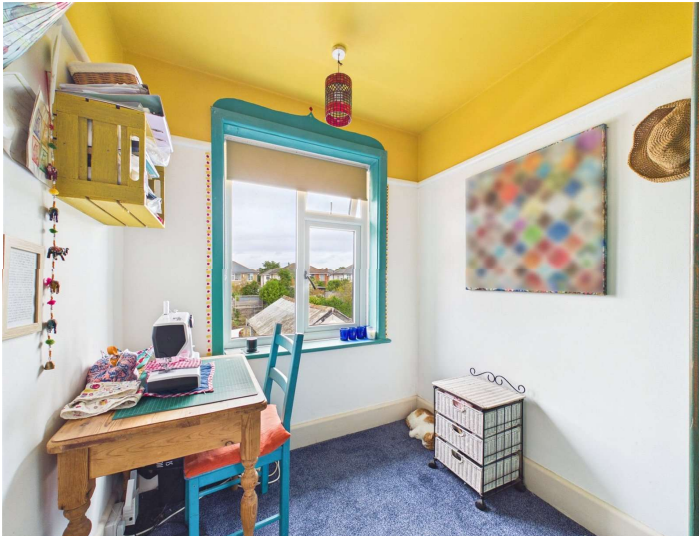


Floor 1



**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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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