

16 Shearsbrook Close, Bransgore,
Christchurch, Dorset, BH23 8HF

Asking Price **£350,000**



3

Bedrooms



2

Living



1

Bathroom/Ensuite



3/1

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
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LARGE REAR GARDEN

AN EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE OFFERING EXCELLENT SCOPE FOR MODERNISATION AND FURTHER IMPROVEMENT, OCCUPYING A GOOD SIZE PLOT WITH A LARGE DRIVEWAY AND SIZEABLE SOUTHERLY ASPECT REAR GARDEN, SITUATED IN A TUCKED AWAY, YET CONVENIENT, VILLAGE LOCATION WITHIN EXCELLENT SCHOOL CATCHMENTS

Offered with no forward chain, this extended three bedroom semi-detached house offers excellent scope and potential for improvement. Noteworthy features include sizeable accommodation, a large Driveway and a good size Southerly aspect Rear Garden.

The property enjoys a quiet tucked away, cul-de-sac position, within a stone's throw of the village centre and its excellent range of amenities, to include a good range of day to day shops, two Medical Centres, three Public Houses and a most popular Primary School which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its pleasant walks and villages is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

INTERNALLY

An initial Entrance Porch opens to a dual aspect Lounge/Dining Room with an attractive outlook to the front and doors opening to a large Conservatory at the rear.

A good size Kitchen, with an adjacent Dining Room/Study, enjoys a pleasant outlook over the Rear Garden and offers a comprehensive selection of fitted kitchen units.

The ground floor further offers an internal Lobby and a useful Cloakroom/Utility Room.

To the first floor are three Bedrooms. Bedrooms One and Two are both good size double rooms, whilst Bedroom Three, which is currently used as a Dressing Room, is a single size room.

The Family Bathroom, which enjoys an obscured window to the rear, offers a 3-piece suite incorporating a walk-in shower cubicle.

EXTERNALLY

To the front, is an area of lawned Garden and a large adjacent brick paved Driveway.

The Garage is accessed via an up-and-over door to the front and offers power and lighting.

The Rear Garden, which is enclosed by timber panel fencing, is laid mostly to lawn with a paved Patio abutting the rear of the property. In addition, there is a selection of trees to the far end.

COUNCIL TAX BAND: D

TENURE: FREEHOLD



KEY POINTS

- Southerly Rear Garden
- Large Driveway and Garage
- In need of modernisation
- Excellent scope and potential
- Excellent school catchments
- No forward chain



Ground Floor



Floor 1

Approximate total area⁸

1097.75 ft²
101.98 m²

Reduced headroom

4.19 ft²
0.39 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

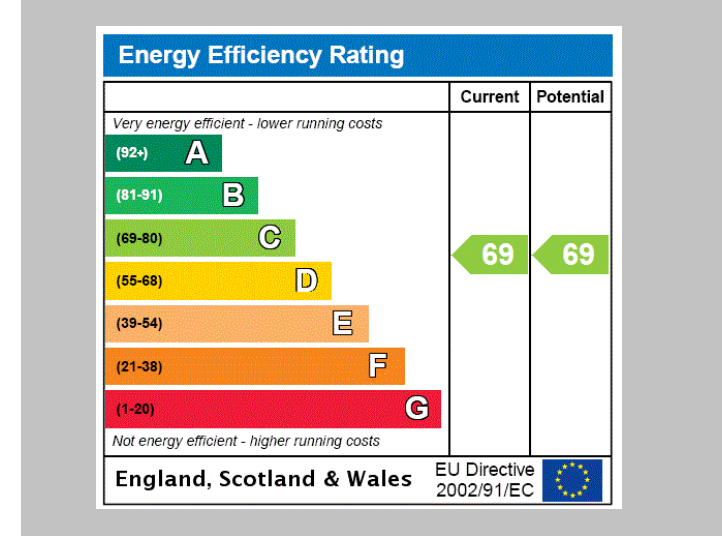
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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