45 Grange Road, Christchurch, Dorset,
BH23 4JD

Asking Price £425,000

3
Bedrooms

1
Living

2
Bathrooms

Parking & Garage



EST 1992

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A Modern Three Bedroom Detached House in Mudeford

THIS THREE BEDROOM DETACHED HOUSE WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY ENJOYS OFF ROAD PARKING AND A GARAGE AS WELL AS CLOSE PROXIMITY TO MUDEFORD QUAY & AVON BEACH

45 Grange Road is an opportunity to purchase a modern detached house in a sought after location. The property is conveniently situated within a short distance of Mudeford Quay and the sandy Avon Beach. Christchurch Town Centre with its 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is about two miles away.

The front door leads into the entrance hall. There is a ground floor cloakroom with wc and basin. The open plan kitchen/living/dining area is a key feature of this home. The kitchen benefits from a range of attractive base and eye level units as well as some integral appliances.

Stairs lead to the first floor landing. There are three double bedrooms. Bedroom one has an ensuite with wc, basin and shower unit. There is also a family bathroom with wc, basin and bath.

The rear garden features sections of lawn and patio as well as some borders. A gate leads to a block paved driveway which provides off road parking. There is an attached garage with an up and over door and a pitched rood. The garage could offer conversion potential subject to permissions.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- DETACHED HOUSE
- NO ONWARD CHAIN
- PARKING & GARAGE
- CLOSE TO QUAY & BEACH
- THREE DOUBLE BEDROOMS
- BUILT 2015







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.













Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk