

139 The Meridians, Christchurch, Dorset,
BH23 1RD

Guide Price **£500,000**



Bedrooms



Living



Shower Room



Parking



EST
1992

THE PROPERTY PROFESSIONALS
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An End Terrace House with Large Garden in Central Christchurch

THIS THREE/FOUR BEDROOM HOUSE ENJOYS AN IMPRESSIVE GARDEN. THE PROPERTY IS JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE AND BENEFITS FROM OFF ROAD PARKING

139 The Meridians is an opportunity to purchase a well presented end terrace house in an extremely popular and central location. The property is situated within 1 mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services and Christchurch Railway Station are also close by.

The front door leads into the entrance hall. There is a ground floor cloakroom with wc and basin. The garage has been converted to create an additional room which could be used as an office or fourth bedroom. The kitchen has a range of modern base and eye level units with some integral appliances. The lounge/diner is set to the rear of the property with access to the garden.

Stairs from the entrance hall lead to the first floor landing. There are three bedrooms and a shower room with wc, basin and shower unit.

To the front of the property, a driveway provides OFF ROAD PARKING. The garden is a key feature of this home. There is an area to the rear of the property with a small patio, artificial grass and some borders. An archway leads through to the remainder of the garden which expands to the side of the property. It is laid mainly to lawn with some borders and a pair of sheds.

TENURE: FREEHOLD.
COUNCIL TAX BILL: D



KEY POINTS

- THREE/FOUR BEDROOMS
- END TERRACE
- GENEROUS GARDEN
- OFF ROAD PARKING
- CENTRAL CHRISTCHURCH
- WELL PRESENTED



926.54 ft²
86.08 m²



Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	71	
(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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