

1 Halewood Way, Christchurch, Dorset,  
BH23 2JU

Guide Price **£375,000**



Bedrooms



Living



Bathroom/Ensuite



Parking & Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# A Three Bedroom Semi-Detached House in Christchurch

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THIS THREE BEDROOM SEMI DETACHED HOUSE IS SITUATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA AND BENEFITS FROM A GENEROUS GARDEN TO THE FRONT, REAR & LEFT HAND SIDE. THE PROPERTY REQUIRES REFURBISHMENT BUT WILL BE SOLD WITH NO ONWARD CHAIN

1 Halewood Way is an opportunity to purchase a refurbishment project with potential to extend (stpp) in a sought after location. The property is situated approx 1 mile away from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as regular bus services. This house is also situated within the Twynham School Catchment Area.

The front door leads into the entrance hall. The lounge/dining room enjoys a double aspect. The kitchen is set to the rear of the property with some units and spaces for appliances. There are three bedrooms on the first floor as well as a bathroom and separate cloakroom with wc.

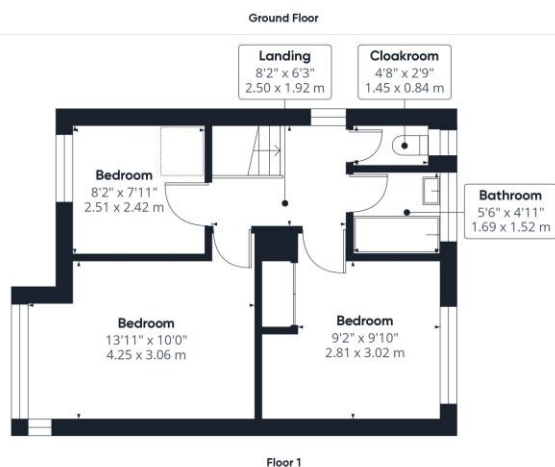
To the front of the property a driveway provides OFF ROAD PARKING leading to the ATTACHED GARAGE. There are also some attached outbuildings; one of which houses the gas central heating boiler. A key feature of this property is the impressive garden which wraps around the front, left hand side and rear of the property. It is laid mainly to lawn.

TENURE: FREEHOLD  
COUNCIL TAX BAND: D



## KEY POINTS

- THREE BEDROOMS
- SEMI DETACHED
- TWYNHAM CATCHMENT
- PARKING & GARAGE
- IMPRESSIVE GARDEN
- VACANT POSSESSION



(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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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Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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