

5 Cranwell Close, Bransgore, Christchurch,
Dorset, BH23 8HY

Asking Price **£450,000**



Bedrooms



Living



Bathroom



Garage



EST
1992

THE PROPERTY PROFESSIONALS
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NO FORWARD CHAIN.

AN ATTRACTIVE, WELL PRESENTED, FOUR BEDROOM GEORGIAN STYLE TOWN HOUSE WITH A PLEASANT SOUTH WESTERLY ASPECT REAR GARDEN, SITUATED IN AN EVER POPULAR DEVELOPMENT, ONLY A STONES THROW FROM THE VILLAGE CENTRE AND ITS EXCELLENT RANGE OF AMENITIES. OFFERED FOR SALE WITH NO FORWARD CHAIN.

This surprisingly spacious, well presented, low maintenance Georgian style Town House has been lovingly maintained, it offers an Entrance Hall with an adjoining Cloakroom, a large Lounge with a feature bay window, a Dining Room, a Kitchen, a spacious First Floor Landing, 4 good size Bedrooms and a Bathroom. Further features include sash style UPVC double glazing, a modern boiler, an attractive South Westerly aspect Garden and a Garage in a nearby block.

The property is conveniently situated in a highly regarded development within a short and level stroll of the village centre with its good range of day to day shopping facilities, Medical Centre, three Public Houses and a popular Primary School. The New Forest National Park with its pleasant country walks and villages is close to hand, whilst the beautiful harbourside town of Christchurch is a short drive away.

INTERNALLY:

A particularly spacious Entrance Hall is accessed via an over-sized hardwood front door.

The Lounge enjoys a bay window providing a pleasant open aspect to the front, a feature fireplace and twin doors to the Dining Room where further twin doors open pleasantly to the rear Garden.

The Kitchen enjoys a pleasant outlook over the Rear Garden and external access, it is fitted with a comprehensive selection of cupboard and drawer units complemented by a contrasting work surface and space for a selection of appliances.

There is also a convenient ground floor Cloakroom.

A spacious First Floor Landing benefits from an over-sized airing cupboard.

The sizeable Master Bedroom enjoys a pleasant open aspect to the front and benefits from a selection of fitted wardrobes.

Bedroom Two is a spacious double room with a wardrobe, shower and sink. Bedroom Three is a good size double room with a built-in storage cupboard, whilst Bedroom Four would make an ideal Study.

The Bathroom is fitted with a matching suite and benefits from a window to the rear.

EXTERNALLY: The property benefits from a lawned front garden with a shrub border and a paved footpath leading to the front door.

The paved rear Garden enjoys a South Westerly aspect, a selection of well stocked borders and a Shed.

There is also a Garage in a nearby block.

Maintenance Charge: 2024/2025 £827.52 paid in advance.

COUNCIL TAX BAND: D

TENURE: FREEHOLD

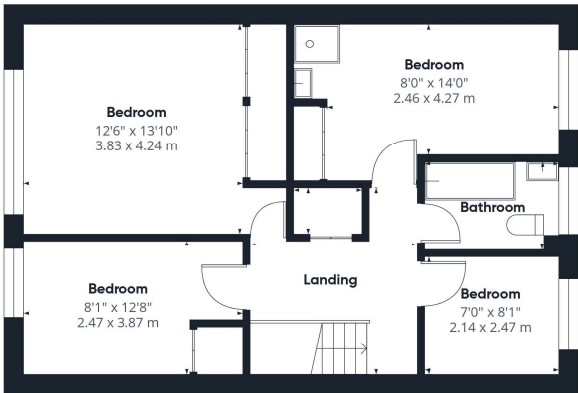


KEY POINTS

- No forward chain
- Garage in block
- Well presented
- Attractive Garden
- Two Reception Rooms
- Popular Village



Ground Floor



Floor 1

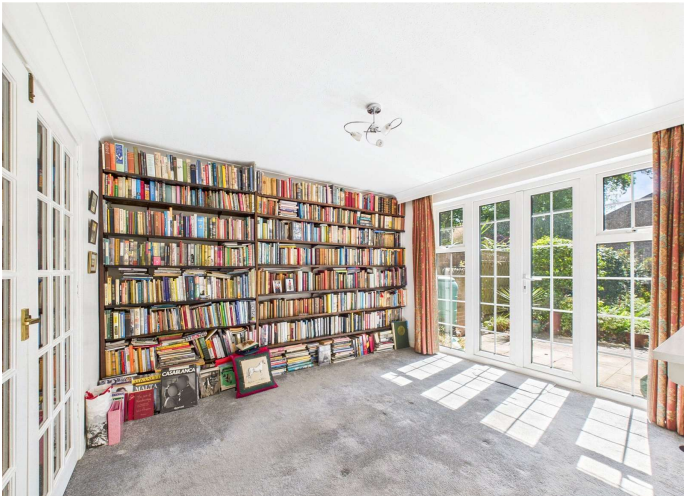
Approximate total area⁽¹⁾
1282 ft²
119.1 m²

(1) Excluding balconies and terraces

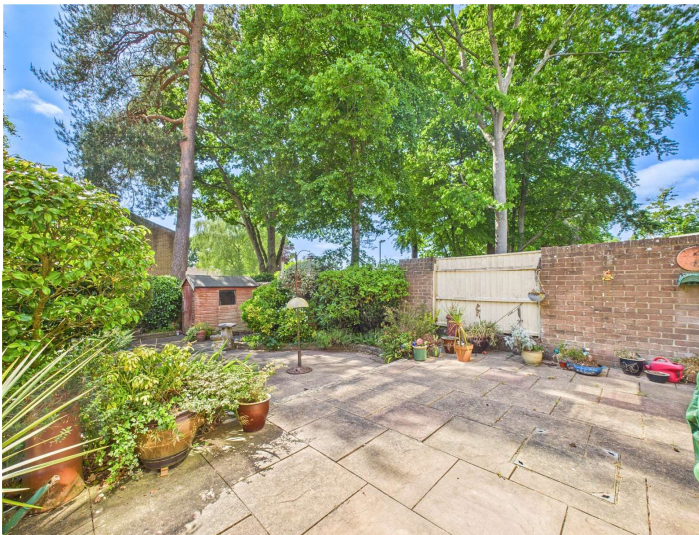
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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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