

60 Marryat Way, Bransgore, Christchurch,
Dorset, BH23 8FG

Asking Price **£362,500**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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RURAL LOCATION

A FANTASTIC OPPORTUNITY TO PURCHASE THIS IMMACULATELY PRESENTED MODERN TWO DOUBLE BEDROOM END OF TERRACE HOME WHICH HAS THE BENEFIT OF OFF ROAD PARKING SITUATED IN A MOST POPULAR SEMI RURAL DEVELOPMENT

This beautifully presented end of terraced house which was built approximately 8 years ago by award winning Bellway Homes, features a tasteful Living Area, two spacious double Bedrooms, a low maintenance rear Garden with side access, off road parking and the remainder of a 10 year NHBC Warranty.

This impressive home is situated on a most desirable modern development with an attractive communal green area, a children's play park and a dog walking area with a rural backdrop. Within a short stroll, Bransgore village centre offers a good selection of amenities to include a good range of day to day shops, two Medical Centres and three charming Public Houses, along with a 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 country walks and villages is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

INTERNALLY:

Accessed via an initial Entrance Hall, the ground floor accommodation consists of a large dual aspect Living Room with a convenient under stair cupboard and access to the rear Garden, a modern Kitchen which is fitted with a comprehensive selection of cupboard and drawer units and a ground floor Cloakroom.

The First Floor Landing which enjoys a window to the side, offers a useful storage/linen cupboard and a hatch providing access to the loft space.

Enjoying a pleasant outlook over the front of the property the Master Bedroom is a good size double, Bedroom Two is also a good size double room and overlooks the rear Garden.

The Bathroom is fitted with a modern matching white 3-piece suite incorporating a panelled bath with a shower fitment.

EXTERNALLY:

To the front of the property is a paved driveway offering off road parking.

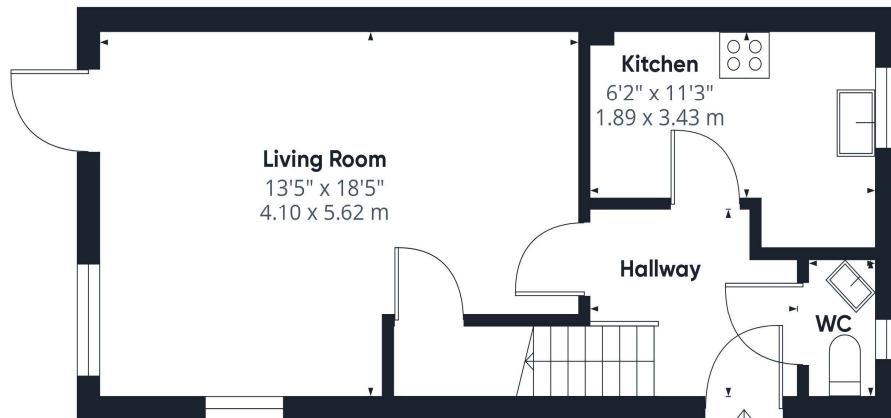
The Rear Garden has been designed for easy maintenance and has been laid to patio and lawn, this is enclosed by a timber fence to one side and brick wall to the other with a personal gate that provides side access.

COUNCIL TAX BAND: C
TENUR: FREEHOLD

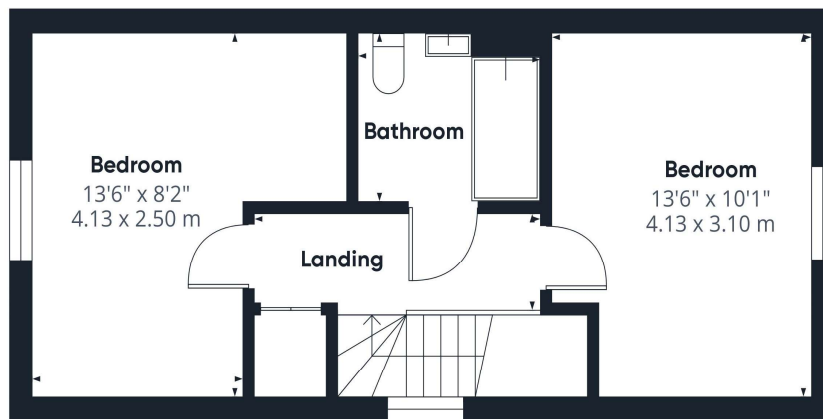


KEY POINTS

- South Westerly Garden
- Remainder of NHBC warranty
- Highly regarded location
- Two Spacious Bedrooms
- Allocated Parking



Ground Floor



Floor 1

Approximate total area⁽¹⁾
760.58 ft²
70.66 m²

(1) Excluding balconies and terraces

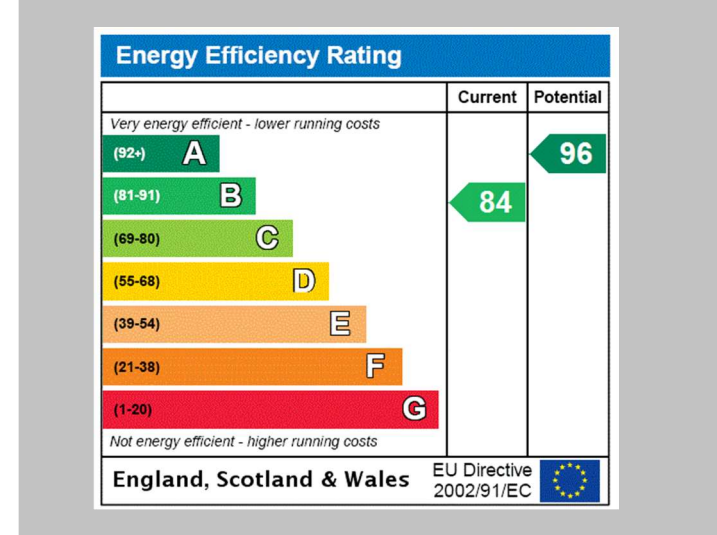
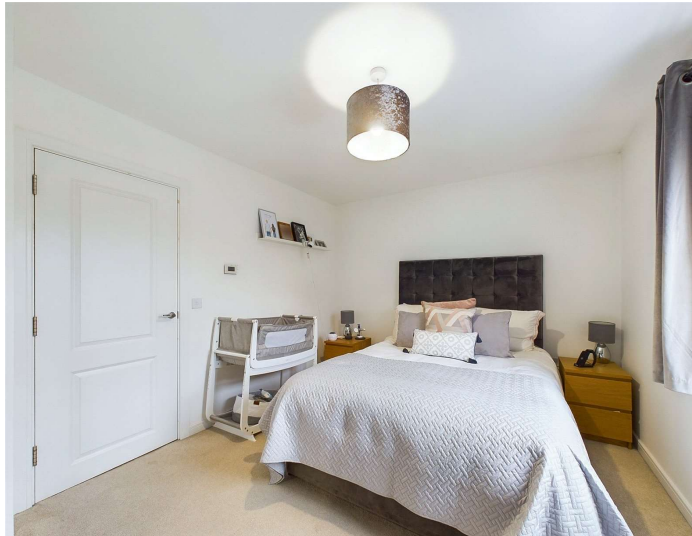
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

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