

3 Mallory Close, Christchurch, Dorset,
BH23 3BZ

Asking Price **£285,000**



3

Bedrooms



1

Living



1

Bathroom/Ensuite



EST
1992

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A 3 Bedroom House Offered For Sale With No Chain

THIS 3 BEDROOM TERRACE FAMILY HOME SITUATED IN A CONVENIENT LOCATION IN CHRISTCHURCH. NO CHAIN.

This is an opportunity to purchase this well presented 3 bedroom family home. The property is situated in a convenient location with local shops and bus routes nearby and is also situated within the Catchment Area for St Josephs Primary School.

Christchurch Town Centre is approximately 1.75 miles distant with its 11th Century Priory, Town Quay, pedestrianised shopping facilities and excellent range of coffee shops, bars and restaurants. There is also the Regent Centre situated in the High Street which is an Art Deco Theatre/Cinema. Christchurch itself benefits from a main line railway service to London/Waterloo. As stated there are regular bus services close by to Christchurch Town Centre.

The property is situated in a cul-de-sac location and is found on the left-hand side.

Once inside the front door the entrance hall has stairs leading to the first floor. A further door leads to the good size lounge/dining room with window overlooking the front garden and sliding patio doors to the rear garden. There is a feature fire surround.

Further doors from the entrance hall and the lounge/dining room lead to the kitchen/breakfast room which is fitted with a range of wall and base cabinets and plenty of space for appliances.

From the entrance hall, stairs lead to the first floor landing. There are 3 bedrooms and a family bathroom. The bathroom features fully tiled walls, Bath with shower attachment, wash hand basin and W.C.

Outside there is an area of decking, ideal for entertaining with the rest of the garden mainly laid to lawn with a useful timber storage shed.

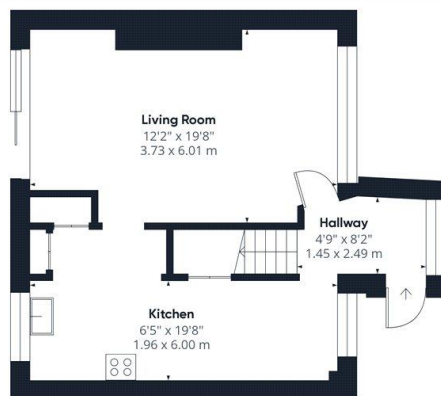
TENURE: FREEHOLD
COUNCIL TAX BAND: C

Agents Note: All services/appliances have not and will not be tested.

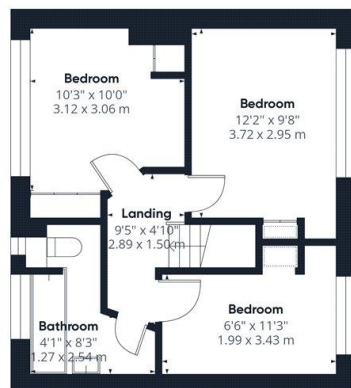


KEY POINTS

- COMFORTABLE FAMILY HOME
- CUL-DE-SAC LOCATION
- LOUNGE/DINING ROOM
- NO CHAIN
- 3 BEDROOMS
- FAMILY BATHROOM



Ground Floor



Floor 1

Approximate total area[®]
857.78 ft²
79.69 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.

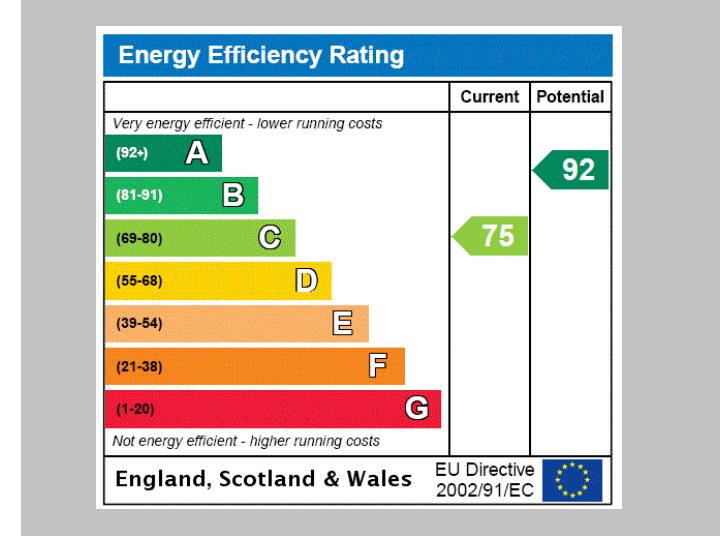
Calculations are based on RICS IPMS 3C standard.

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