

15 Barlands Close, Burton, Christchurch,
Dorset, BH23 7HN

Asking Price **£385,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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...WELL PRESENTED...SEMI-DETACHED HOUSE...LARGE CONSERVATORY...

THIS WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOUSE BENEFITS FROM A LARGE CONSERVATORY & CONVERTED GARAGE WHILST ENJOYING A WOODED ASPECT TO THE FRONT.

This 3 bedroom semi-detached house is situated in a cul-de-sac in the village of Burton approximately 1 mile from Christchurch Town Centre. The village has 2 shops, village green and school with regular bus service connections to the surrounding area.

The entrance porch leads to the entrance hall with a door leading to a ground floor cloakroom. The Kitchen features a range of units with a larder cupboard and integrated appliances to include a Fridge/Freezer, Oven, Hob and Dishwasher. The living area is a generous size with a sliding door to the Conservatory. The conservatory is of brick and double-glazed construction with twin doors to the garden.

The garage conversion offers excellent additional accommodation which could be used for a variety of purposes to include a bedroom, Office/Study or snug.

From the entrance hall, stairs lead to the first floor landing.

There are 3 bedrooms upstairs all of generous sizes. The main bedroom benefits from a built in wardrobe. The family bathroom has a walk in shower, fully tiled walls, Heated towel rail, Wash hand basin and W.C.

The property is situated in a cul-de-sac with a shared car parking area to the front and wooded aspect.

To the front of the property there is off road parking. To the left-hand side a single timber gate and pathway leads to the rear garden with paved path and a decked area to the rear of the property. Detached GARDEN SHED.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- CONSERVATORY
- OFF ROAD PARKING
- WOODED ASPECT TO FRONT



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1065.08 ft²
98.95 m²

Reduced headroom
7.05 ft²
0.66 m²

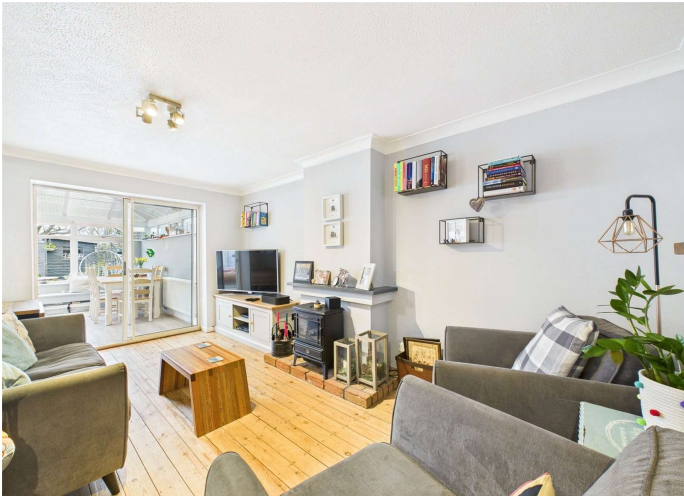
(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

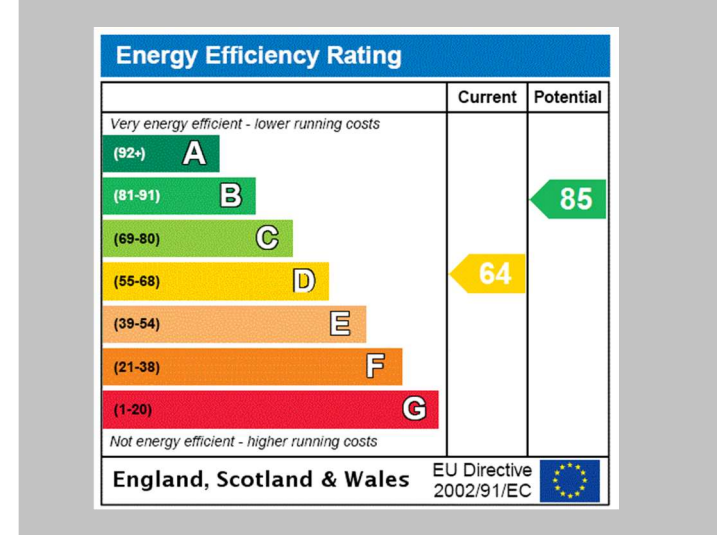
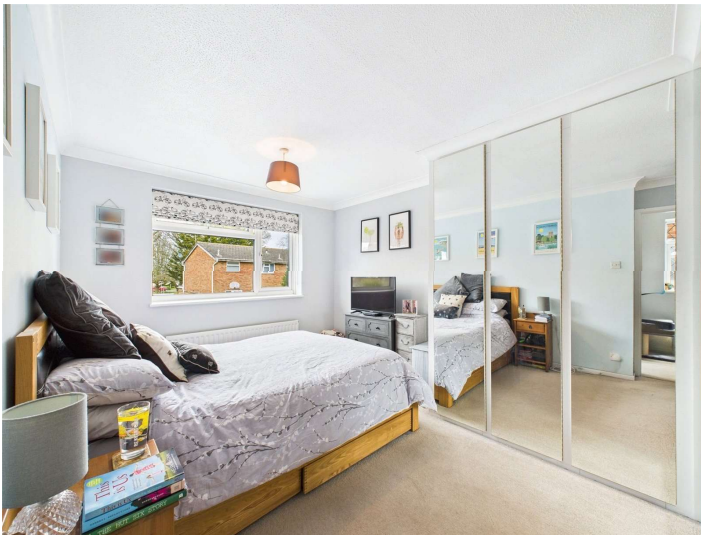
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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