

36 Gardner Road, Christchurch, Dorset,
BH23 2DZ

Guide Price **£350,000**



Bedrooms



Living



Shower Room



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Characterful Two Bedroom House in Christchurch

THIS TWO BEDROOM END TERRACE HOUSE WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN AND FALLS WITHIN THE TWYNHAM CATCHMENT AREA. THE PROPERTY FEATURES OFF ROAD PARKING AND A GARDEN CHALET

36 Gardner Road is an opportunity to purchase a characterful two bedroom house in a popular side road. The property is situated within 1.5 miles of 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 a number of local neighbourhood shops and bus services. This house is also situated within the Twynham School Catchment Area.

The front door leads into the porch. The lounge is set to the front of the property and a door leads through to a separate dining room. The kitchen features a range of modern base and eye level units with some integral appliances. The shower room is set to the rear of the property with wc, basin and shower unit.

Stairs from the dining room lead to the first floor landing. There are two bedrooms which both have built in storage.

To the front of the property a driveway provides OFF ROAD PARKING. There is a generous covered storage area to the right hand side of the house with doors both sides to allow access between the frontage and the garden. The garden features sections of patio and lawn. There is also a GARDEN CHALET.

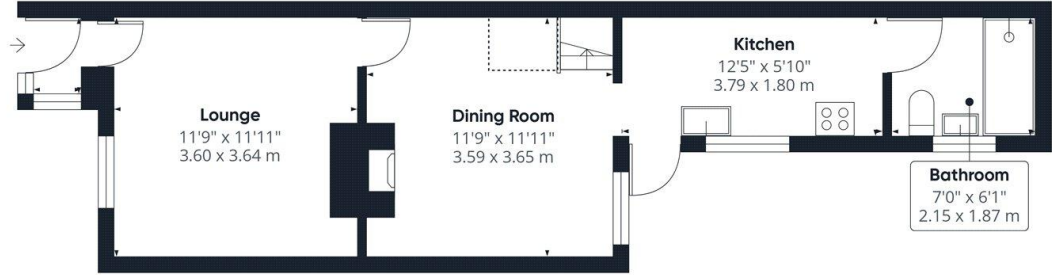
Agents note: Please note that some of the photos within these particulars have been virtually furnished.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- TWO BEDROOMS
- END TERRACE HOUSE
- TWYNHAM CATCHMENT
- CHARACTERFUL HOME
- OFF ROAD PARKING
- GARDEN CHALET



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

653 ft²
60.7 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

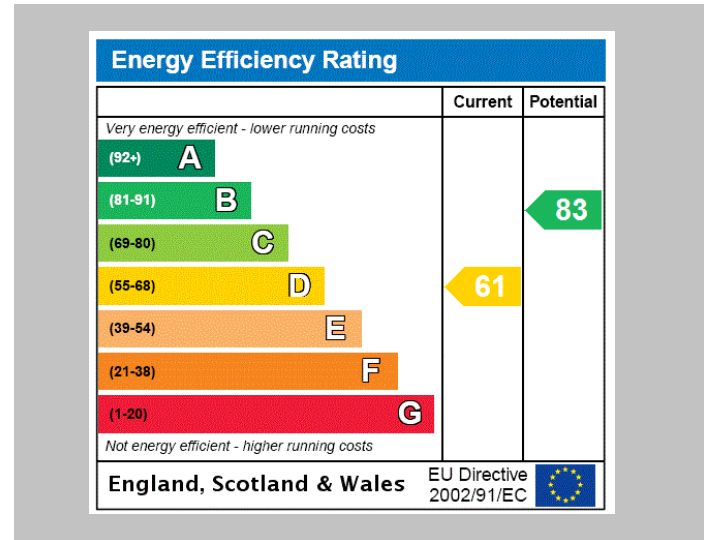
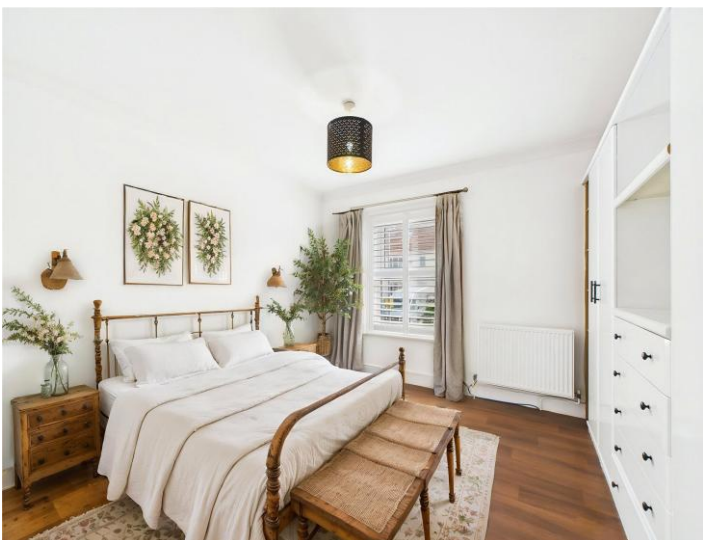
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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