

2 Tyrrells Court, Bransgore, Christchurch,
Dorset, BH23 8BU

Asking Price **£415,000**



Bedrooms



Living



Bathroom



Off Street Parking



EST
1992

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LARGE SOUTH FACING GARDEN

A SPACIOUS THREE/FOUR BEDROOM HOME WITH A LARGE SOUTH FACING REAR GARDEN SITUATED IN A QUIET YET CONVENIENT LOCATION WITHIN A STONES THROW OF THE VILLAGE CENTRE AND ITS EXCELLENT RANGE OF AMENITIES

The property is situated in a popular village location near to a communal green area and within a short stroll of an excellent range of amenities to include a good selection of day to day shops, a Medical Centre, three Public Houses and a popular Primary School, which is in turn a feeder for 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:

An initial Entrance Porch offers ample space for coat and shoe storage and opens to the Entrance Hall which incorporates a Cloakroom and under stairs storage

The spacious Lounge/Dining Room enjoys twin doors opening to the Rear Garden and also provides access to a further room which could be utilised as a fourth Bedroom.

The Kitchen has a pleasant outlook to the front and offers a selection of cupboard and drawer units, a door gives access to a lean-to that is currently used as a Utility Room.

To the first floor are three good size Bedrooms. Bedroom One is situated to the front of the property and benefits from two built-in wardrobe spaces. Bedroom Two is a good size double room, whilst Bedroom Three is a smaller size double room. Furthermore the good size Landing houses an airing/storage cupboard.

A fully tiled Family Bathroom is complemented by an obscured window to the front, a heated towel rail and tiled flooring.

EXTERNALLY:

The front of the property is a Driveway and a lawned Garden.

The Southerly aspect Rear Garden is of a good size and benefits from a gate to the side

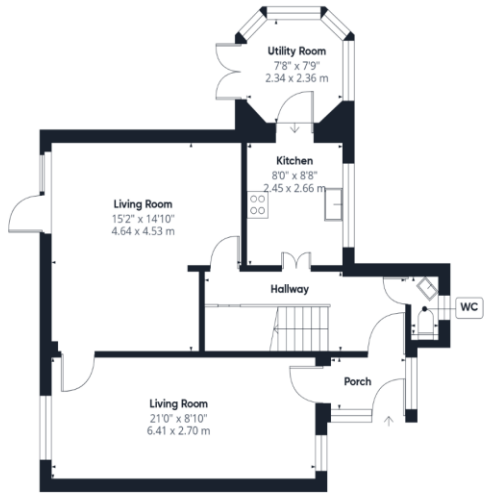
COUNCIL TAX BAND: C

TENURE: FREEHOLD

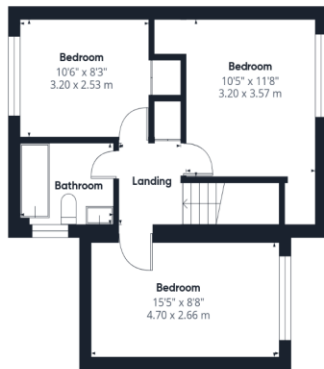


KEY POINTS

- Large South facing Garden
- Three / Four Bedrooms
- Flexible layout
- Driveway
- Convenient Village location
- Excellent School catchments



Ground Floor



Floor 1



Approximate total area¹⁾

1087 ft²
101.1 m²

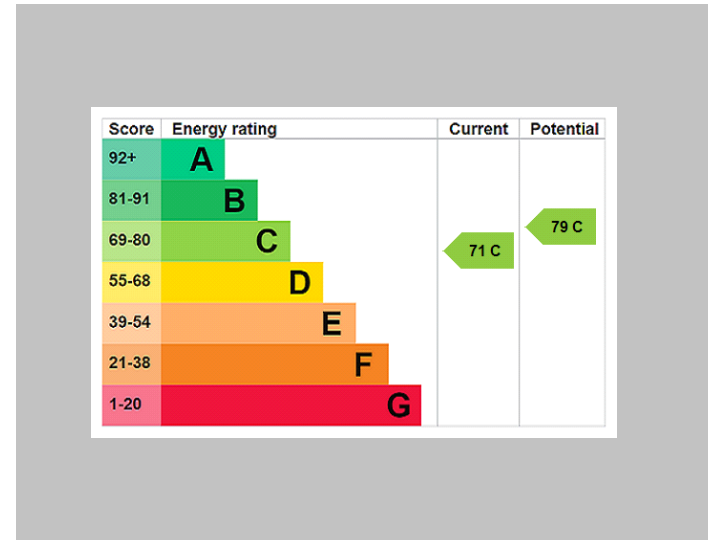
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Slades - Bransgore The Corner House, Ringwood Road, Bransgore, Christchurch, BH23 8AA
01425 673311 | sales@sladesbransgore.co.uk
Website www.sladeshomes.co.uk

