

9 St. Georges Drive, Bransgore,  
Christchurch, Dorset, BH23 8EZ

Asking Price **£430,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



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1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# NO FORWARD CHAIN.

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AN ATTRACTIVE FOUR BEDROOM TOWN HOUSE STYLE PROPERTY SET WITHIN A SOUGHT-AFTER MODERN VILLAGE DEVELOPMENT AND LOCATED WITHIN EXCELLENT SCHOOL CATCHMENT AREAS. OFFERED WITH NO FORWARD CHAIN.

Offered with no forward chain, is this modern home offering spacious accommodation to include a Lounge/Dining Room, a Kitchen/Breakfast Room, a ground floor Cloakroom, four good size Bedrooms, a family Bathroom and En Suite shower Room. Whilst the property has been well cared for and maintained, it does now offer an opportunity for updating to some areas, offering an ideal opportunity for personalisation. Additional benefits include a modern boiler and consumer unit along with a Driveway, an Integral Garage and a rear Garden.

The property is situated in a highly regarded village development, only a short stroll from Bransgore village centre offering an excellent range of amenities to include a good selection of shops, a doctor's surgery and several public houses along with a most popular Primary School which is a feeder for both the highly regarded Highcliffe and Ringwood Comprehensives. The New Forest National Park is close to hand whilst the charming harbour town of Christchurch and its beautiful neighbouring coastline is only a short drive away.

## INTERNALLY:

Upon entering, a spacious Entrance Hall provides access to the integral Garage and includes a convenient ground floor Cloakroom.

A spacious Lounge/Dining Room enjoys a pleasant outlook over the rear Garden with twin doors providing external access.

The Kitchen/Breakfast offers a comprehensive selection of cupboard and drawer units, along with space for appliances.

The first floor Landing leads to four good size Bedrooms. The Master Bedroom is complemented by an En Suite Shower Room. Bedroom Two is a good size double room whilst Bedrooms Three and Four are large single sized rooms with fitted wardrobes.

The family Bathroom offers a three-piece suite.

## EXTERNALLY:

To the front of the property is a Driveway and a wider than average path runs along the side.

The Garage is accessed via an up and over door to the front and benefits from an integral door to the Hallway.

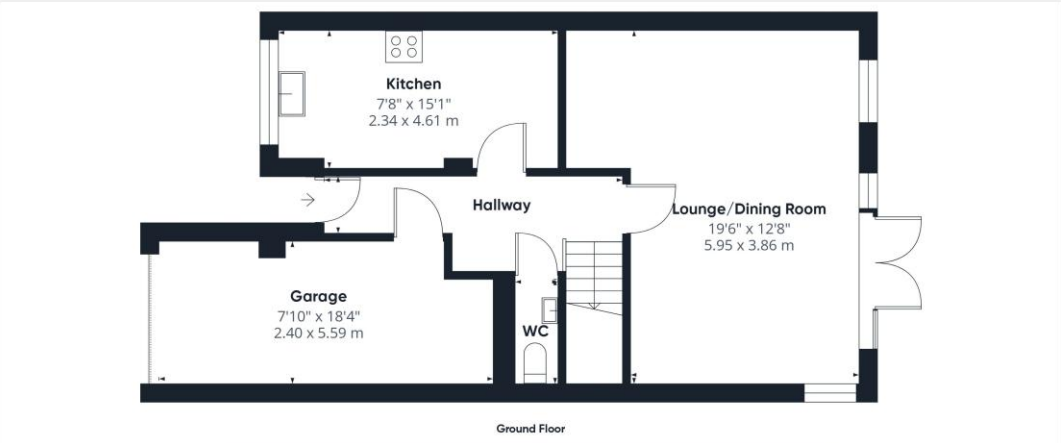
The rear Garden enjoys areas of patio, lawn and deck with mature shrubs.

COUNCIL TAX BAND: E  
TENURE: FREEHOLD

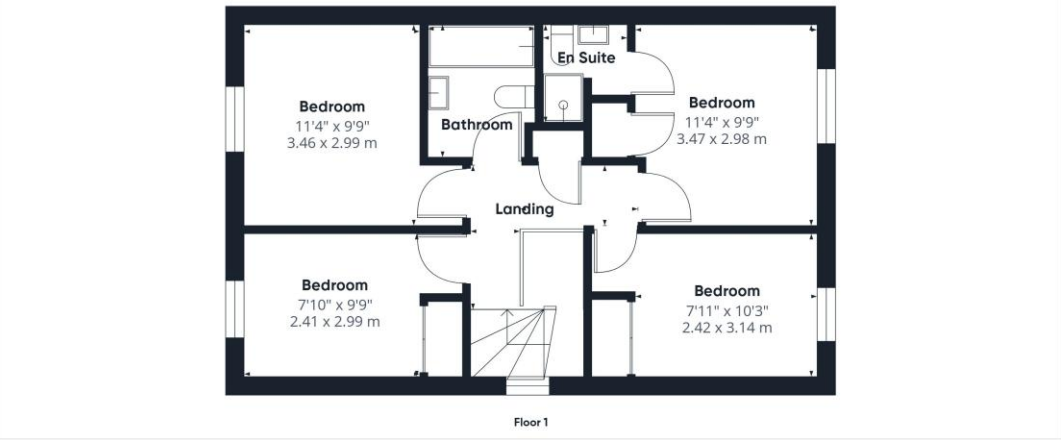


## KEY POINTS

- No forward chain
- Bathroom + En Suite
- Modern boiler + consumer unit
- Driveway & Garage
- Popular village location
- Excellent school catchments



Approximate total area<sup>®</sup>  
1186 ft<sup>2</sup>  
110.2 m<sup>2</sup>



(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.

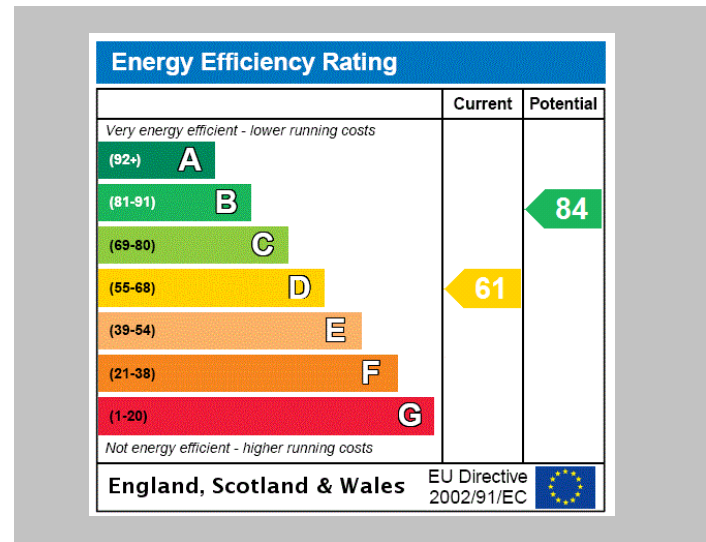
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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