

3 Ladysmith Close, Christchurch, Dorset,  
BH23 3DR

Asking Price **£375,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST  
1992

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# A Three Bedroom End of Terrace House ... No Onward Chain

THIS THREE BEDROOM END OF TERRACE HOUSE IS SITUATED ON THE POPULAR PUREWELL MEADOWS DEVELOPMENT. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND BENEFITS FROM OFF ROAD PARKING AS WELL AS AN INTEGRAL GARAGE.

COUNCIL TAX BAND: D

3 Ladysmith Close is an opportunity to purchase a well presented three bedroom house in a sought after location. The property is part of the Purewell Meadows development, a feature of which is the surrounding Nature Reserve. The house is also conveniently situated within 1 mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services connect the surrounding area with Stanpit Marsh, Mudeford Harbour and the sandy Avon Beach all within easy reach.

The front door leads into the entrance hall where there is access to the ground floor cloakroom with wc and basin. The kitchen features a range of attractive base and eye level units as well as some integral appliances. There is a separate utility room which has been created using the rear section of the integral garage. The lounge/diner is set to the rear of the property and has bi fold doors to the conservatory extension.

Stairs from the entrance hall lead to the first floor landing. There are three bedrooms and a shower room with wc, basin and shower unit.

There is a driveway to the front of the property providing OFF ROAD PARKING leading to the INTEGRAL GARAGE. The front portion of the garage remains as an excellent storage option but removing the utility room could easily turn it back into a full size garage. The rear garden features sections of patio and lawn.

TENURE: FREEHOLD



## KEY POINTS

- THREE BEDROOMS
- END OF TERRACE
- CHAIN FREE
- OFF ROAD PARKING
- INTEGRAL GARAGE
- PUREWELL MEADOWS



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