

1 Westlands, Bransgore, Christchurch,
Dorset, BH23 8BY

Guide Price:
OIEO £365,000

 3

Bedrooms

 2

Living

 1

Bathroom

 1

Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents



NO CHAIN

A SURPRISINGLY SPACIOUS, CHESHIRE ROBBINS DESIGNED THREE BEDROOM HOME WHICH WOULD BENEFIT FROM SOME COSMETIC MODERNISATION, WITH A SOUTH WESTERLY ASPECT REAR GARDEN AND A CAR PORT, SITUATED IN A QUIET AND TUCKED AWAY VILLAGE LOCATION

This attractive three double bedroom end of terrace home which enjoys split levels over three floors, has been lovingly cared for and maintained but would now benefit from cosmetic modernisation, allowing an excellent opportunity for personalisation. Key features include a Cloakroom, a Kitchen/Breakfast Room, a Living Room and separate Dining Room and a principal Bathroom. Further benefiting from a low maintenance South Westerly aspect rear Garden and a Car Port.

The property is situated in an attractive modern development, only a short stroll from Bransgore Village centre which offers an excellent range of amenities to include a good selection of day to day shops, two Medical Centres, three Public Houses and a most popular Primary School, which is in turn a feeder school 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 is a short drive away.

INTERNALLY:

Upon entering the property, the Entrance Hall provides access to a convenient Cloakroom and offers an open tread staircase with a useful storage cupboard under.

The Living Room features a red brick fireplace and sliding doors to the Dining Area which enjoy doors to the rear garden.

The Kitchen, which has a pleasant outlook to the front, offers a selection of cupboard and drawer units, complemented by a wooden effect work surface. There is an integrated oven, a gas hob over, and space for selection of appliances.

From the Entrance Hall the staircase leads to a half Landing providing access to Bathroom fitted with a matching white 3-piece suite.

From the half Landing the staircase continues to the first floor.

Bedrooms One and Two are excellently sized double rooms. Bedroom One offers large fitted wardrobes whilst Bedroom Two enjoys a built-in wardrobe.

From the first floor landing, a further staircase leads to Bedroom Three, a spacious split level room with a feature bay window to the side and a built-in cupboard.

EXTERNALLY:

The property is set back from the road and is accessed via a footpath. The front garden enjoys an area of lawn with shrub borders.

The neatly designed rear Garden which enjoys a South Westerly aspect, offers areas of patio and a lawn.

In addition there is a Car Port set within a communal Courtyard.

COUNCIL TAX BAND: D
TENURE: FREEHOLD



KEY POINTS

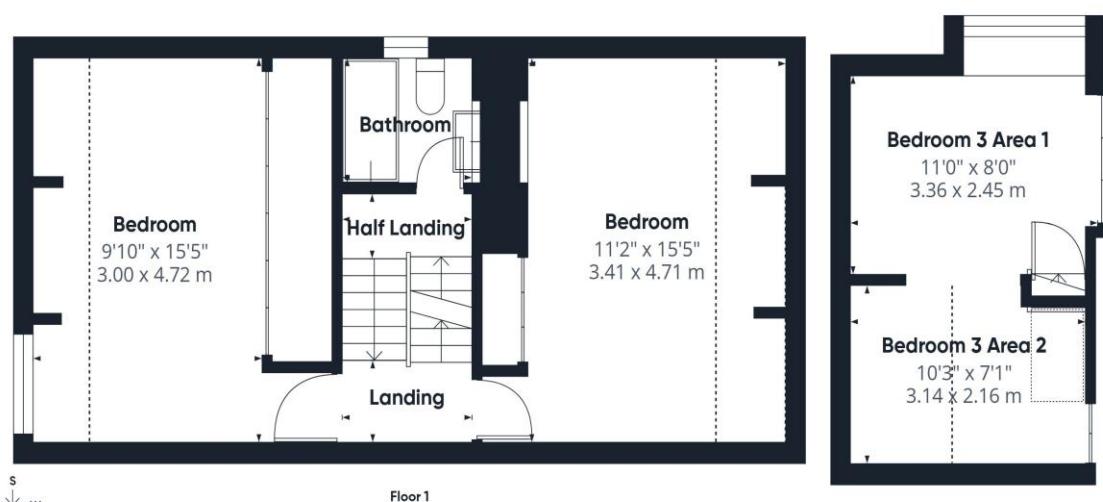
- No chain
- Popular village location
- 3 good size Bedrooms
- Living Room + Dining Room
- South Westerly facing Garden
- Car port



Approximate total area⁽¹⁾

1156 ft²
107.6 m²

Reduced headroom
146 ft²
13.6 m²



(1) Excluding balconies and terraces

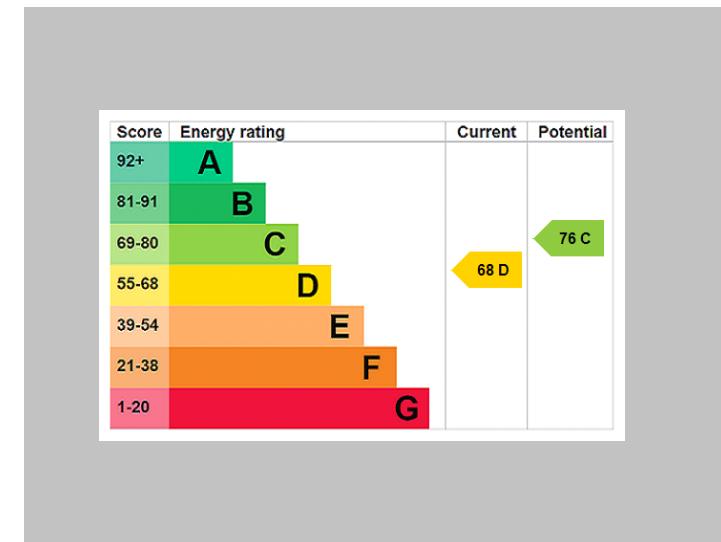
Reduced headroom
..... Below 5 ft/1.5 m

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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