

64 Marryat Way, Bransgore, Christchurch,
Dorset, BH23 8FG

Asking Price **£270,000**



1

Bedrooms



1

Living



1

Bathroom/Ensuite



2

Parking



EST
1992

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ATTRACTIVE COMMUNAL GROUNDS

A RARE OPPOTUNITY TO PURCHASE THIS STUNNING, MODERN, ONE DOUBLE BEDROOM HOUSE, SITUATED IN A HIGHLY REGARDED SEMI RURAL DEVELOPMENT.

Built approximately 8 years ago by award winning Bellway Homes, this immaculate and tastefully presented terrace house features open-plan living, a spacious double Bedroom room, a low maintenance rear Garden with rear access, off road parking for 2 vehicles and the remainder of a 10 year NHBC Warranty.

This attractive home is situated on a enviable Semi Rural development with an attractive communal green area, a children's play park and a SANG with gorgeous green space and wildlife, connecting to the Avon Valley footpath. Within a short stroll, Bransgore village centre offers selection of amenities to include a good range of day to day shops, a medical centre and three charming Pubs, along with a popular Primary School, which is in turn a feeder for both 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: Accessed via an initial Entrance Hall with plenty of hanging storage for coats and shoes you are met with dual aspect Living Area with a Kitchen to the rear. The Kitchen is fitted with a wide selection of cupboard and drawer units with a contrasting work surface, there is an integrated oven and hob with extractor over, along with space for a selection of appliances. The kitchen also enjoys an outlook over the rear garden.

Furthermore, the ground floor offers a downstairs toilet with a window to the front.

The first floor Landing offers two useful storage/linen cupboards and a hatch providing access to the loft space.

The spacious Master Bedroom has an outlook to the front and the benefit of a built in storage cupboard.

The attractive main Bathroom comprises of a modern matching white 3-piece suite incorporating a panelled bath with a shower fitment over and has a Velux window to the rear.

EXTERNALLY: To the front of the property is the block paved driveway offering space for two vehicles.

The Rear Garden has been designed for easy maintenance and has been laid to paved patio with a personal gate to the rear, there is also the addition of a storage shed to one corner.

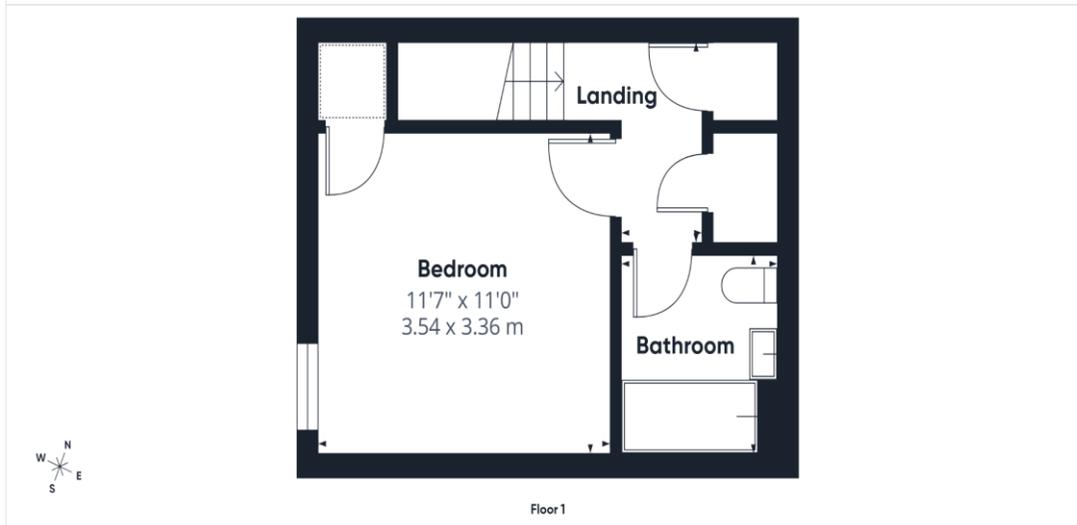
AGENT'S NOTE: We understand that there is a Residents Association and approximately £180 per annum is payable for the upkeep of communal areas.

COUNCIL TAX BAND: C
TENURE: FREEHOLD



KEY POINTS

- Tastefully presented
- Popular modern development
- Attractive communal areas
- Off road parking
- Low maintenance Garden



Approximate total area⁽¹⁾
521 ft²
48.3 m²

(1) Excluding balconies and terraces

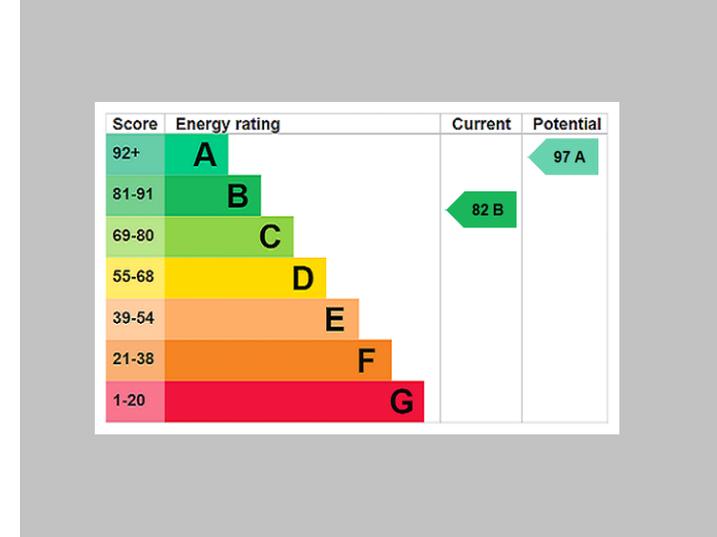
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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