

32 Footners Lane, Burton, Christchurch,
Dorset, BH23 7NT

Asking Price **£575,000**



Bedrooms



Living



Bathrooms



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Three Bedroom Chalet Bungalow in Burton

THIS THREE BEDROOM DETACHED CHALET BUNGALOW IS SITUATED IN THE POPULAR VILLAGE OF BURTON. THE PROPERTY BENEFITS FROM OFF ROAD PARKING AND A GARAGE

32 Footners Lane is an opportunity to purchase a chalet bungalow in one of Burton's most sought after roads. The property is just a short level walk from the Village Green, local shops and parish church. Christchurch Town Centre is approx 1.5 miles away with its historic 11th Century Priory, Town Quay and excellent range of coffee shops, bars and restaurants.

The front door leads into the entrance hall. The lounge is set to the rear of the property with a sliding door to the garden. There is also a dining room. The kitchen features a range of base and eye level units with some integral appliances. There are two ground floor bedrooms and a shower room with wc, basin and shower unit. Upstairs, there is a further bedrooms and a bathroom with wc, basin and bath.

To the front of the property, a driveway provides OFF ROAD PARKING. the driveway continues to the left of the property towards a CAR PORT and a GARAGE. Ther rear garden features sections of lawn and patio.

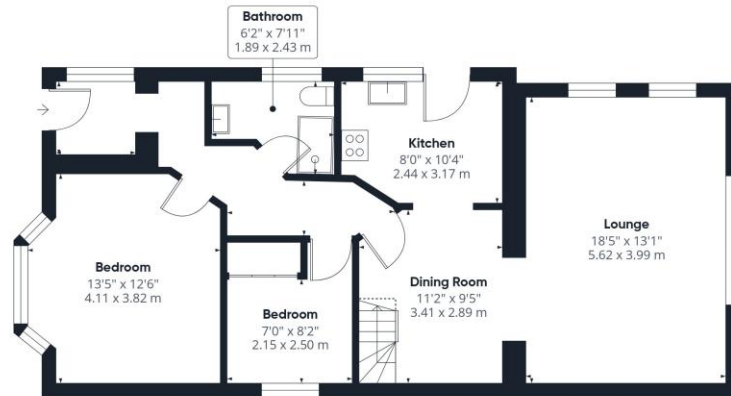
Agent's Note: The aviary to the front of the property will be removed prior to completion.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



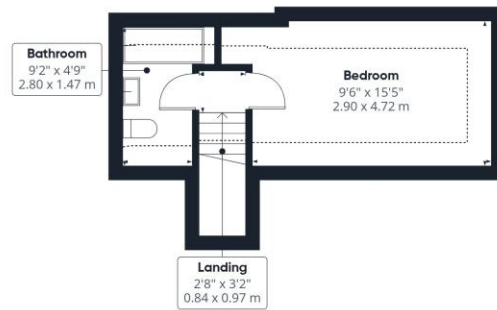
KEY POINTS

- THREE BEDROOMS
- DETACHED CHALET
- SOUGHT AFTER ROAD
- OFF ROAD PARKING
- GARAGE & CAR PORT
- WELL PRESENTED

Approximate total area⁽ⁿ⁾

1003 ft²
93.2 m²

Reduced headroom
88 ft²
8.2 m²



(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

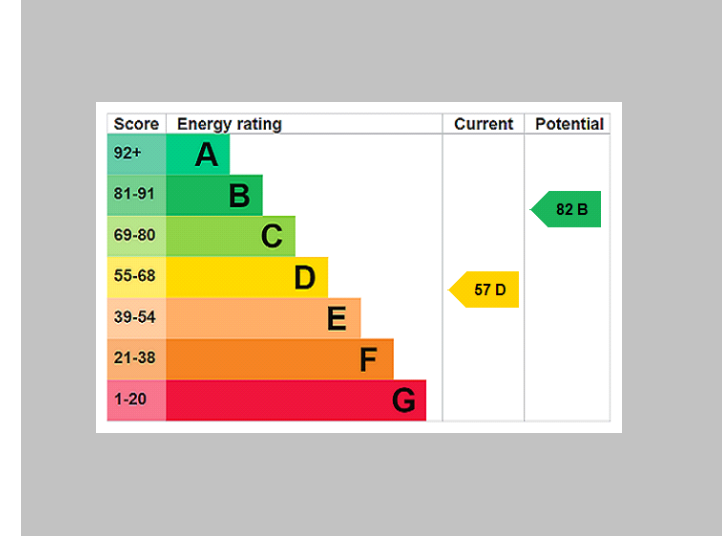
Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk

