

2 Tresillian Close, Walkford, Christchurch,
Dorset, BH23 5QR

Asking Price **£325,000**



Bedrooms



Living



Bathroom/WC



Garage



EST
1992

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Slades Estate Agents

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'No chain... A three bedroom terraced house in a quiet cul-de-sac'

NO CHAIN. A THREE BEDROOM TERRACED HOUSE IN A QUIET CUL-DE-SAC LOCATION WITH NO PASSING TRAFFIC, AND WITHIN CATCHMENT FOR THE LOCAL SCHOOLS. CLOSE TO BUS STOP AND SHOPS, AND A SHORT DISTANCE TO WOODLAND WALKS AND THE BEACH. NEARBY GARAGE AND A GOOD SIZE GARDEN.

From the entrance hall, doors lead to the ground floor accommodation including a downstairs WC, and stairs lead up to the first floor.

The lounge diner runs front to back with doors into the garden.

The kitchen has a range of eye and base level units with cupboards and drawers with space for a range of appliances, and an integrated gas hob. Wall mounted gas boiler, and a single door into the garden.

On the first floor landing are two storage cupboards including the airing cupboard, and access to the loft.

Three bedrooms, two of which are good size doubles with some built in wardrobes.

The bathroom comprises a bath with shower over, wash hand basin and a WC. Obscured glazed window.

Outside

The front garden is laid to lawn with a footpath to the front door.

The rear garden has a patio on the immediate rear of the house, with the remainder laid to lawn with some established shrubs to provide privacy, and is bound by fence panels. Gate at the rear.

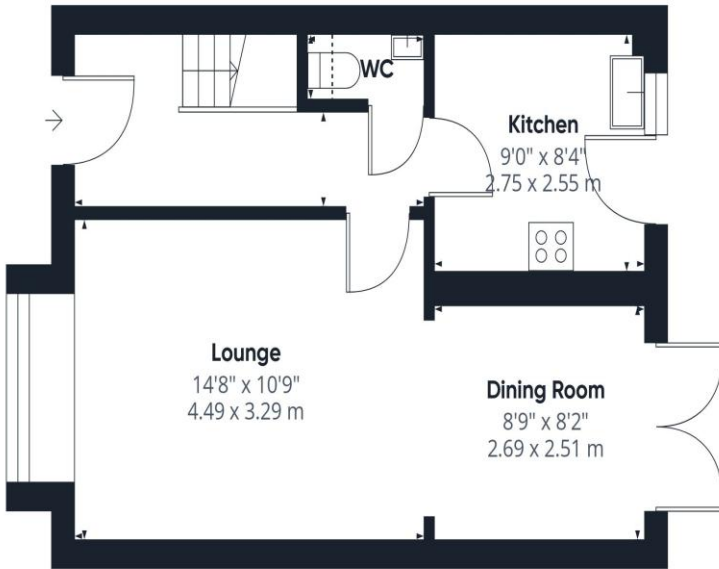
The house is conveyed with a garage and there is nearby casual parking.

Council tax band C.

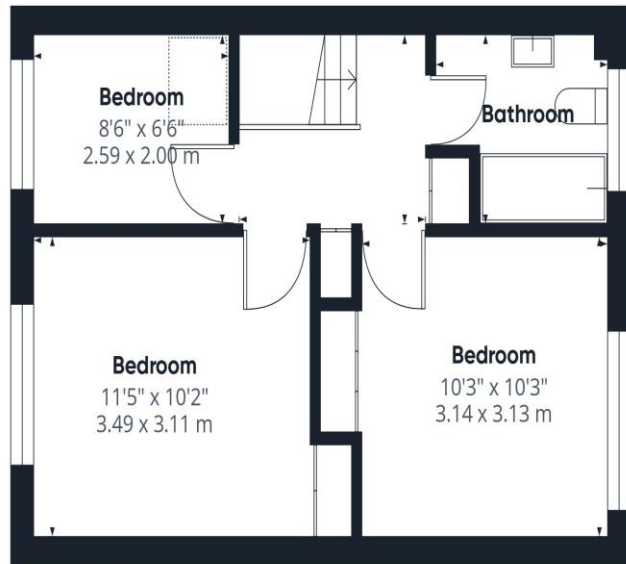


KEY POINTS

- No chain
- Three bedrooms
- Garage and nearby parking
- Downstairs cloakroom
- Good size rear garden
- Quiet cul-de-sac location
- Within catchment for excellent local schools
- Close to woodland walks and not far from the beach



Ground Floor



Floor 1

Approximate total area⁽¹⁾

781 ft²
72.7 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

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

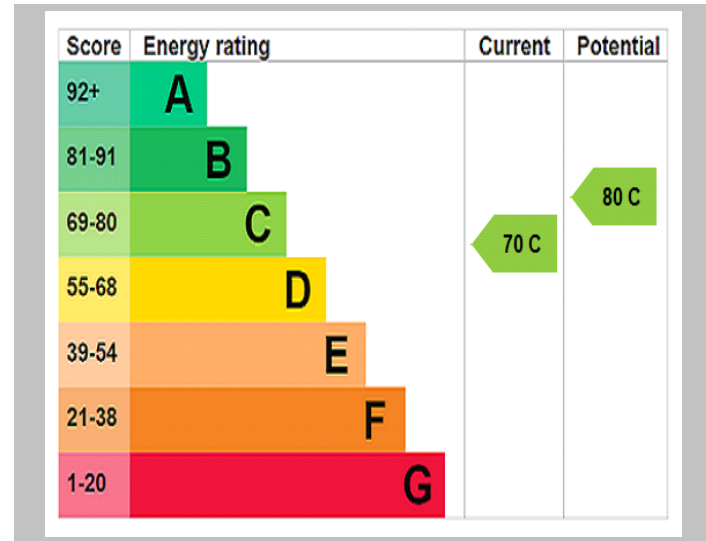
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
01425 277773 | info@sladeshighcliffe.co.uk
Website www.sladeshomes.co.uk

Slades