

14 Lancaster Close, Christchurch, Dorset, BH23 4SR

Asking Price **£499,950**



Bedrooms



Living



Bathroom/WC



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'Renovated extensively, a stylish three double bedroom house...'

RENOVATED EXTENSIVELY THROUGHOUT, IS THIS THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE LOCATED AT THE HEAD OF A CUL-DE-SAC, JUST A SHORT WALK TO AVON BEACH VIA A CONVENIENT CUT THROUGH. SOUTH FACING GARDEN, GROUND FLOOR WC AND UTILITY.

The stylish navy-blue kitchen has contrasting white work tops and comprises eye and base level units cupboards with under lighting, drawers, and a good size breakfast bar. Integral appliances include a BOSCH electric hob with a contemporary glass fronted extractor, and BOSCH oven and microwave. There is space for a full size dishwasher and fridge freezer, whilst the utility room provides space for a washing machine. The utility room doubles as a ground floor cloakroom with a WC and wash hand basin, and a door from here leads into the garage store.

From the kitchen area you enter the open plan living space with a continuation of the light wood effect flooring. The south facing window, and patio doors allow plenty of natural light. The stairs lead to the first floor landing where there is a storage cupboard, and access to the partially boarded, insulated loft, with fold up ladder.

There are three spacious double bedrooms, one of which has the over stair storage cupboard.

The stylishly designed bathroom is fully tiled with

contrasting dark and light grey floor and wall tiles. The suite comprises a bath and separate walk in shower, a WC, and wash hand basin set in a vanity unit. The black heated towel rail ties in nicely with the matching fittings, and there is an obscured glazed window.

Outside

A driveway provides off road parking whilst there is potential to create additional parking by utilising the lawned area. Side gate leads to the garden.

The south facing, landscaped rear garden has a large patio on the immediate rear of the house, and then an adjoining area of decking to one side, great for entertaining. The remainder is laid to lawn and is securely bound by fence panels. There is a shed and summer house, both re-roofed, and useful hard standing down one side.

Agents Note

The property has 2 kWh of photovoltaic solar panels installed, which benefit from higher generation payments via the government FIT scheme. Generating over £1000/year, in addition to reduced electric costs.

Council tax band D.

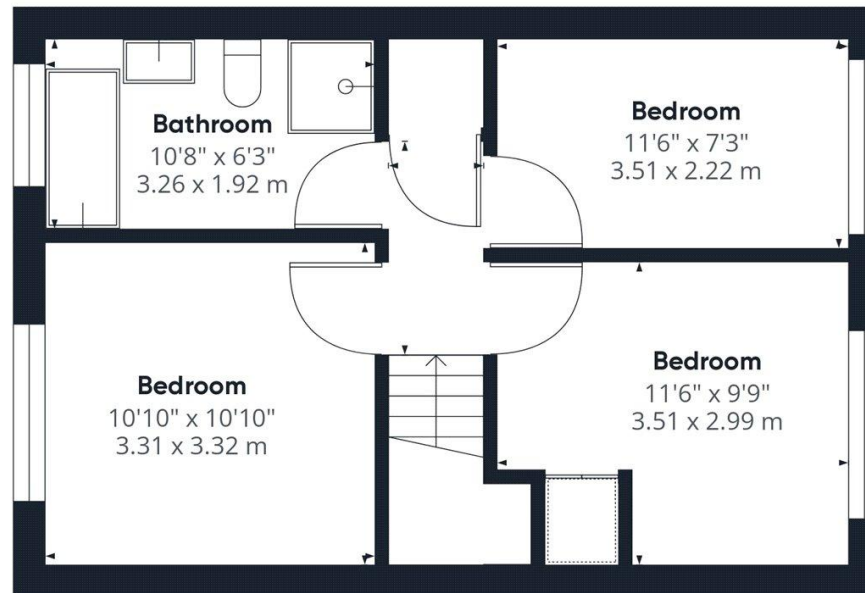


KEY POINTS

- Short walk to Avon Beach
- Renovated throughout including a new open plan kitchen with Bosch appliances
- South facing garden, with patio and decking
- Utility Room / Ground floor WC with access to garage store
- Modern gas combi boiler with central heating throughout
- Quiet cul-de-sac location



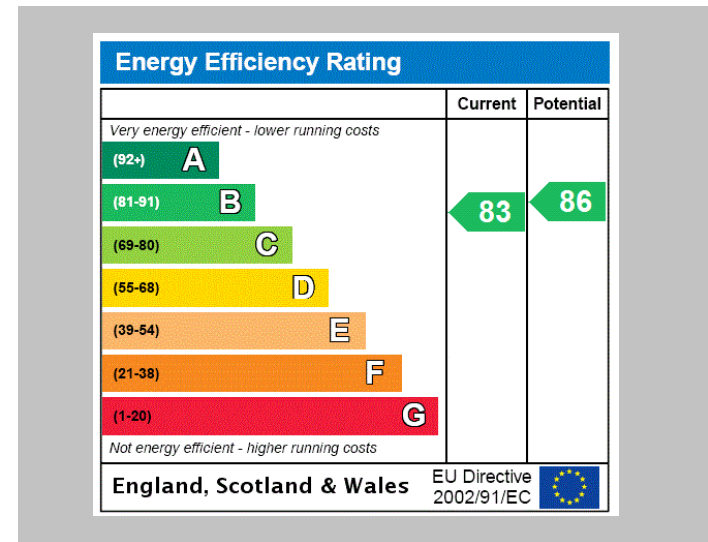
SOUTH



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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