

30 Brinsons Close, Burton, Christchurch,
Dorset, BH23 7HS

Asking Price **£350,000**



3

Bedrooms



2

Living



Bathroom & WC



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
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WELL-PROPORTIONED...CONSERVATORY...GARAGE

A WELL-PROPORTIONED THREE-BEDROOM HOME WITH CONSERVATORY, GARAGE AND GENEROUS LIVING SPACE, SITUATED IN A POPULAR CUL-DE-SAC LOCATION.

On entering the property, a welcoming hallway provides access to a convenient ground floor WC and leads through to a spacious living room, measuring over 20ft in length, offering ample room for both seating and dining areas.

To the rear, the kitchen is well-sized and recently modernised benefits from ample storage and integrated appliances. To the rear of the property a bright conservatory, creates an excellent additional reception space overlooking the garden—perfect for entertaining or relaxing year-round.

The property also benefits from an integral garage, providing useful storage or potential for conversion (subject to permissions).

Upstairs, the first floor comprises three bedrooms, including two generous doubles. A modern family bathroom with separate shower & bath serves all bedrooms.

Outside the rear garden has been set up for ease of maintenance and enjoys a favourable & sunny south-westerly aspect. To the front of the property there is off road parking.

Located in the sought-after area of Burton, the property is within easy reach of local amenities, well-regarded schools, and transport links, while also being close to the scenic Christchurch harbour and surrounding countryside.

TENURE: FREEHOLD
COUNCIL TAX BAND C



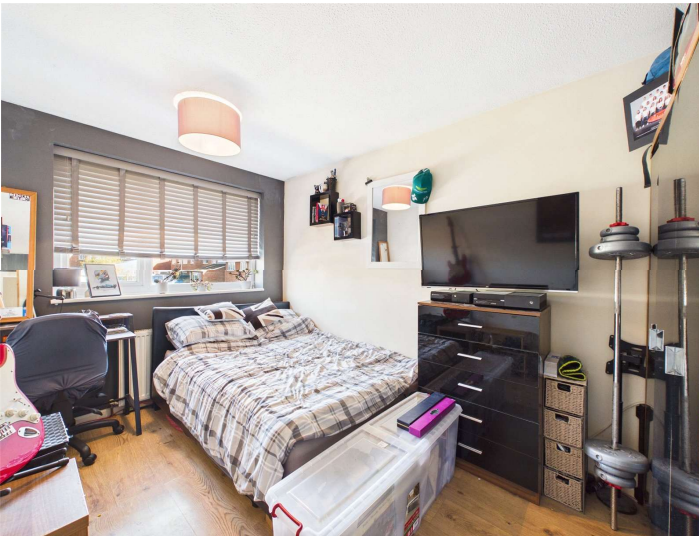
KEY POINTS

- FLEXIBLE LOUNGE/DINING AREA
- LARGE CONSERVATORY
- NO CHAIN
- INTEGRAL GARAGE
- GROUND FLOOR WC
- QUIET CUL-DE-SAC LOCATION



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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EPC PENDING

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