

3 Delta Close, Christchurch, Dorset, BH23
4TU

Asking Price **£295,000**



2

Bedrooms



1

Living



1

Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
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A Two Bedroom House in Mundeford

THIS TWO BEDROOM END TERRACE HOUSE WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY ENJOYS A SOUTH WESTERLEY FACING REAR GARDEN AND CLOSE PROXIMITY TO MUDEFORD QUAY & AVON BEACH

3 Delta Close is an opportunity to purchase a two bedroom house in a sought after location. The property is conveniently located within a short distance of Mundeford Quay and the sandy Avon Beach. Christchurch Town Centre with its 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is about two miles away.

The front door leads into the entrance hall where there is a cloakroom with wc and basin as well as a generous pantry/storage cupboard. The kitchen features a range of base and eye level units as well as spaces for appliances. The lounge/diner is set to the rear of the property overlooking the garden. Stairs lead to the first floor landing. There are two double bedrooms. One of the bedrooms has a useful built in storage cupboard. The bathroom has a wc, basin and bath with shower attachment.

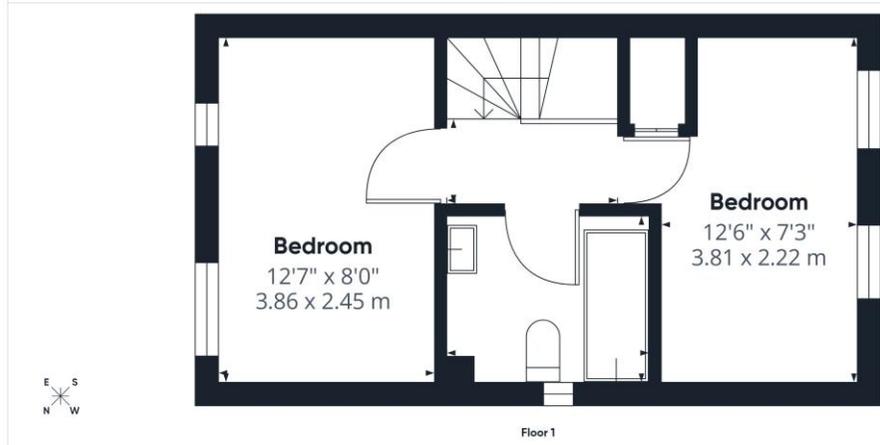
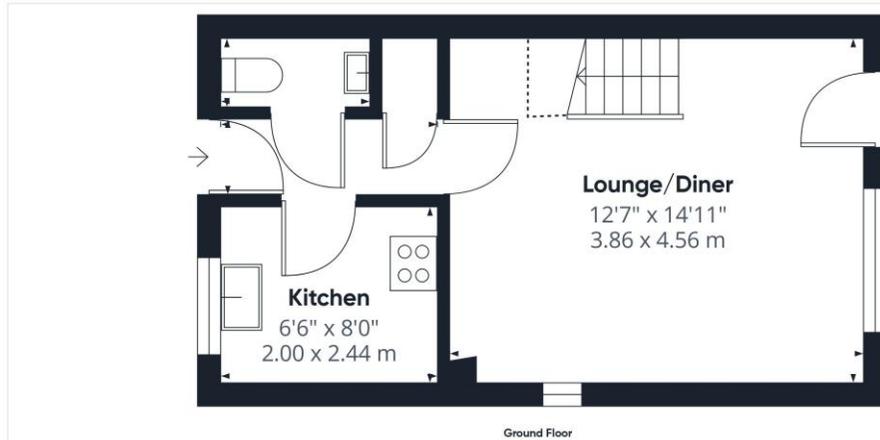
The property is set within a quiet close with ample communal parking spaces. There is access from the end of the Close into Mundeford Wood. The rear garden is a key feature of this home with its South Westerly aspect. There are sections of lawn and patio as well as a shed.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- TWO BEDROOMS
- END TERRACE
- CHAIN FREE
- CLOSE TO QUAY & BEACH
- SW FACING GARDEN
- GAS CH & DOUBLE GLAZING



Approximate total area⁽¹⁾
554 ft²
51.4 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

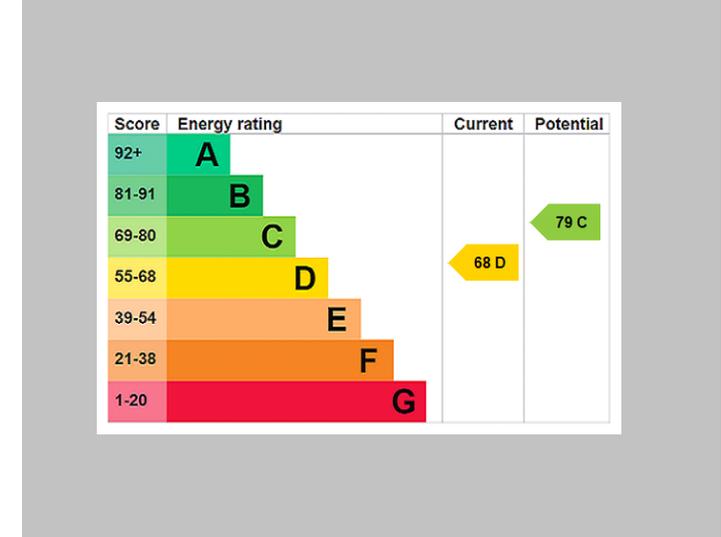
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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