

3 Sherwood Close, Christchurch, Dorset,  
BH23 2DD

Asking Price **£375,000**



3

Bedrooms



2

Living



1

Bathroom



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
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# A Three Bedroom Semi Detached House in Christchurch

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THIS THREE BEDROOM SEMI DETACHED HOUSE IS SITUATED IN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND FEATURES OFF ROAD PARKING AS WELL AS A SOUTH FACING REAR GARDEN

3 Sherwood Close is an opportunity to purchase a generous three bedroom house in a well situated cul de sac. The property is located within 1 mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as regular bus services. This property is also situated within the Twynham School Catchment Area.

The front door leads into the entrance hall which has access to the ground floor cloakroom with wc and basin. The lounge has a large window to the front of the property. There is a door through to the kitchen/diner where there are a range of units as well as an integral cooker and hob. There is a conservatory extension to the rear of the property with a sliding door to the garden. Stairs from the entrance hall lead to the first floor landing. There are three bedrooms and a bathroom with wc, basin and bath.

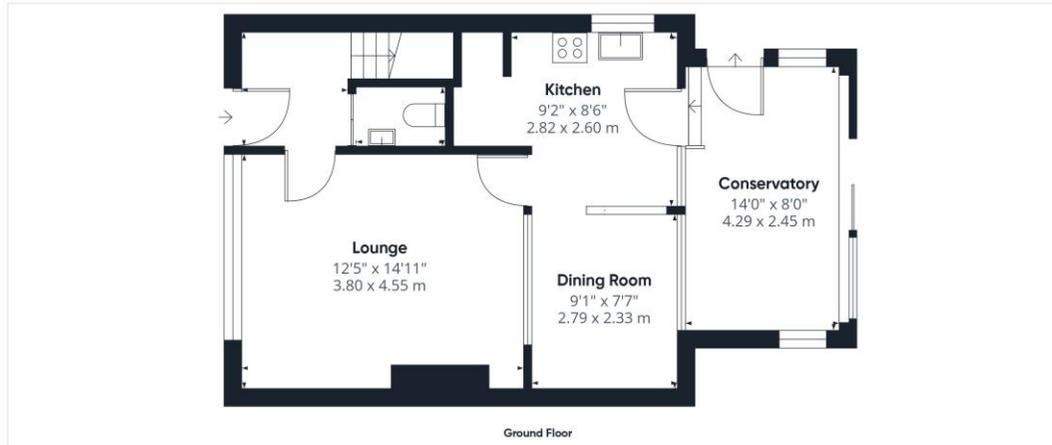
To the front of the property, a driveway provides OFF ROAD PARKING. There is access to the right hand side of the house. The rear garden is a key feature of this home with its southerly aspect. There are sections of lawn and patio as well as a shed.

TENURE: FREEHOLD  
COUNCIL TAX BAND: D



## KEY POINTS

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- VACANT POSSESSION
- TWYNHAM CATCHMENT
- SOUTH FACING GARDEN
- QUIET CUL DE SAC



Approximate total area<sup>(1)</sup>  
938 ft<sup>2</sup>  
87.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 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

