

44 Moorcroft Avenue, Burton, Christchurch,
Dorset, BH23 7HX

Asking Price **£260,000**



Bedrooms



Living



Bathroom



Garage



EST
1992

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WELL-PRESENTED...GROUND FLOOR...PRIVATE GARDEN

A WELL-PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR FLAT, IDEALLY SITUATED IN A QUIET RESIDENTIAL LOCATION IN BURTON, WITHIN EASY REACH OF CHRISTCHURCH TOWN CENTRE AND LOCAL AMENITIES.

Moorcroft Avenue is a popular and convenient residential area in Burton, offering easy access to local shops, schools, and bus routes. Christchurch town centre, with its historic quay, shops, and restaurants, is just a short drive away, while the stunning beaches of Mundeford and Friars Cliff are also within easy reach.

This spacious ground floor apartment offers well-proportioned accommodation throughout and would make an ideal first-time purchase, investment, or downsizing opportunity.

The property is accessed via a PRIVATE ENTRANCE, leading into a hallway.

To the front of the property is a bright and generously sized lounge/diner, offering ample space for both seating and dining, with a pleasant outlook and plenty of natural light.

The kitchen is fitted with a range of base and eye-level units, work surfaces, and space for appliances, making it both practical and functional for everyday use.

There are two good-sized double bedrooms, both offering comfortable accommodation, with the principal bedroom benefiting from excellent proportions.

The bathroom is fitted with a suite comprising bath with shower over, wash hand basin, and WC.

TENURE: LEASEHOLD – We understand there is APPROX 137 years remaining on the Lease. The maintenance is shared on a 'As & when' basis with no ground rent payable.

COUNCIL TAX BAND: B



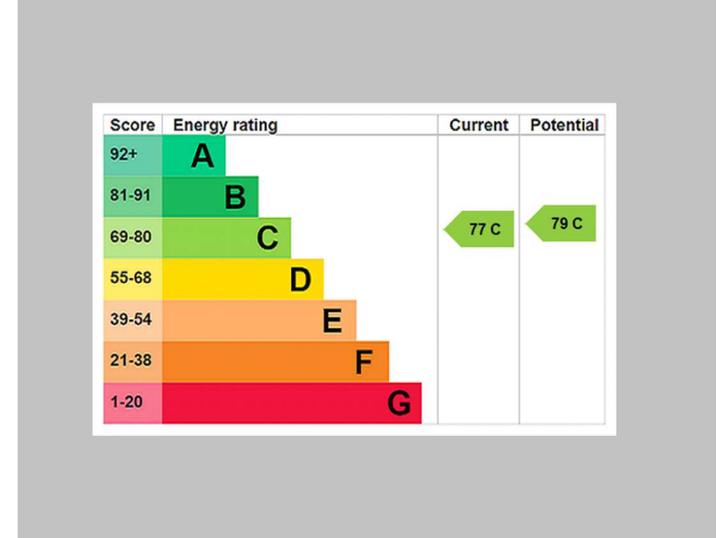
KEY POINTS

- GROUND FLOOR
- PRIVATE GARDEN
- GARAGE
- WELL PRESENTED
- SOUGHT AFTER LOCATION
- REFURBISHED THROUGHOUT



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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