

9 Tresillian Close, Walkford, Christchurch,
Dorset, BH23 5QR

Asking Price **£325,000**



3

Bedrooms



1

Living



2

Bathroom/WC



Y

Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'A well presented 3 bed house in a quiet cul-de-sac location'

A WELL PRESENTED THREE BEDROOM HOUSE POSITIONED PRIVATELY IN A QUIET CUL-DE-SAC LOCATION WITH NO PASSING TRAFFIC, AND WITHIN CATCHMENT FOR THE LOCAL SCHOOLS. CLOSE TO BUS STOP AND SHOPS, AND A SHORT DISTANCE TO WOODLAND WALKS AND THE BEACH. NEARBY GARAGE AND A GOOD SIZE GARDEN.

From the entrance hall, doors lead to the ground floor accommodation including a downstairs WC, and stairs lead up to the first floor.

The lounge diner runs front to back with double doors into the garden, and a front aspect bay window providing a pleasant outlook over the small copse.

The kitchen has a range of eye and base level units with cupboards and drawers. Integrated gas hob and eye level double oven. Space for the fridge freezer and a washing machine. Wall mounted gas boiler, and a single door into the garden.

On the first floor landing are two storage cupboards including the airing cupboard, and access to the loft.

Three bedrooms, two of which are good size doubles and the largest with a wall of built in wardrobes.

The modern bathroom comprises a bath with shower over, wash hand basin and a WC. It has a heated towel rail, is partly tiled and has an obscured glazed window.

Outside

The front garden is laid to lawn with a footpath to the front door.

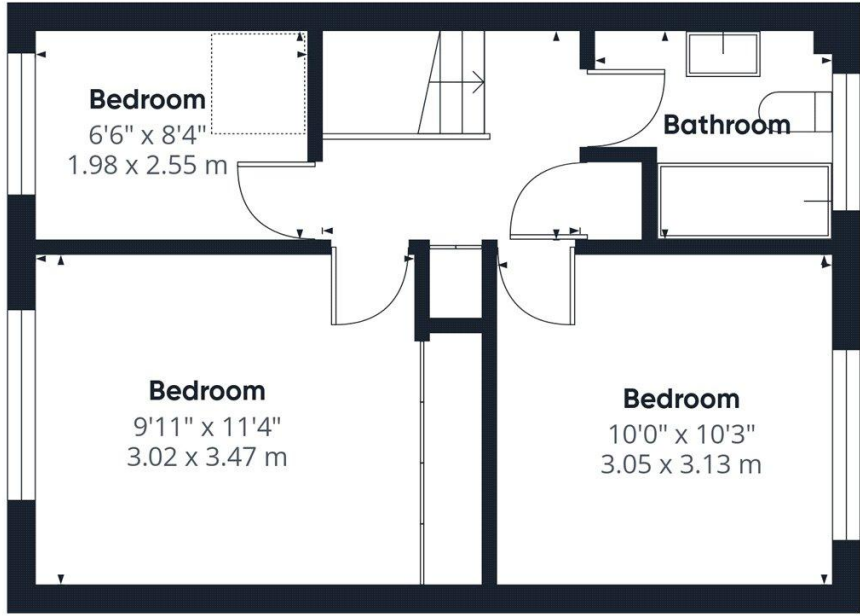
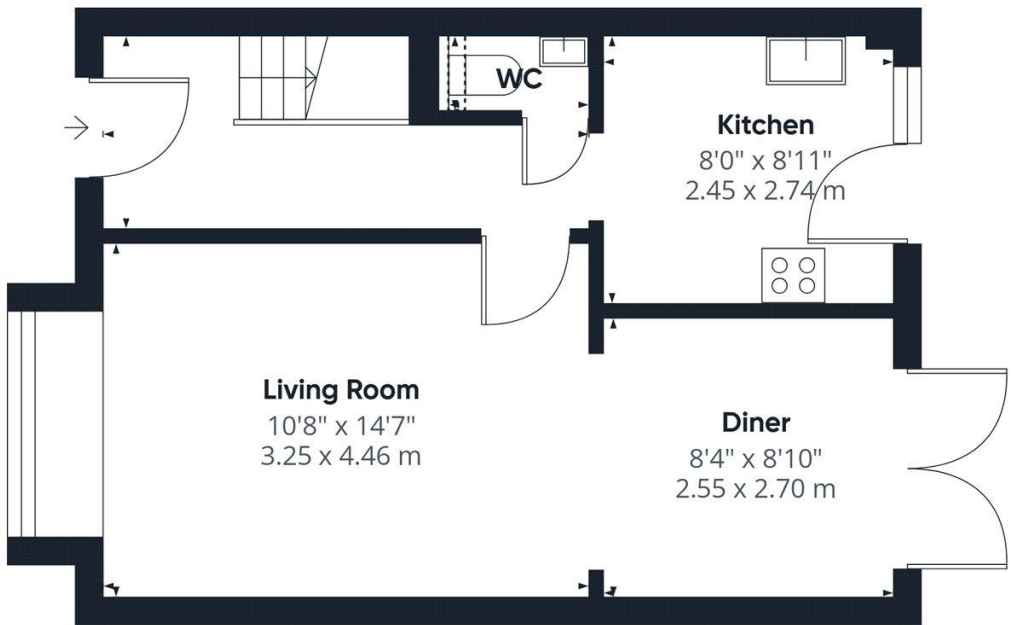
The rear garden has a patio on the immediate rear of the house, with the remainder laid to lawn with shrubbed borders. It is bound by fence panels and has a gate at the rear which leads to the nearby garage.

Council tax band C.



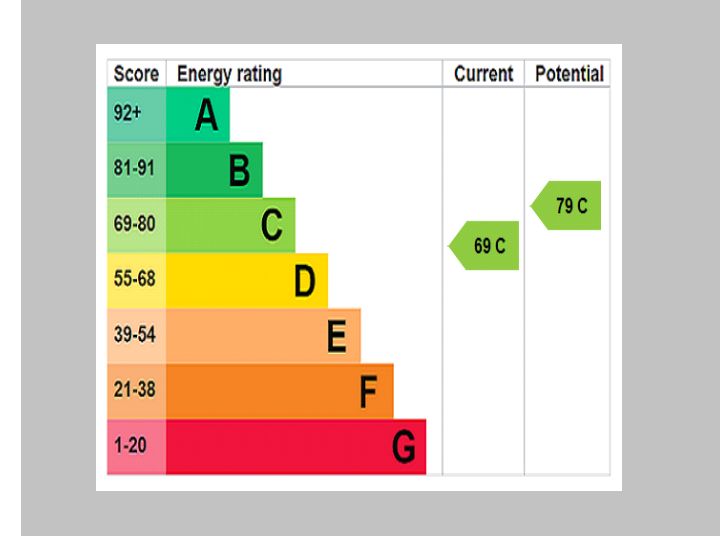
KEY POINTS

- Three bedroom house in quiet cul-de-sac
- Private position opposite a small copse providing privacy
- Garage and nearby parking
- Downstairs cloakroom
- Front and rear gardens
- Near to shops and bus stops
- In catchment for local schools
- Close to woodland walks and not far from the beach



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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