

24A Draper Road, Christchurch, Dorset,
BH23 3AP

Asking Price **£175,000**



2

Bedrooms



1

Living



1

Bathroom/Ensuite



Parking



EST
1992

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This WELL-PRESENTED first floor flat with PRIVATE GARDEN

THIS WELL-PRESENTED FIRST FLOOR FLAT WITH PRIVATE GARDEN AND OFF-ROAD PARKING, IDEALLY SITUATED IN A CONVENIENT RESIDENTIAL LOCATION CLOSE TO CHRISTCHURCH TOWN CENTRE, LOCAL AMENITIES AND TRANSPORT LINKS.

The property is accessed via its own private entrance, leading into an entrance hall with stairs rising to the first-floor accommodation. The landing provides access to all principal rooms, including a generous open-plan living area with ample space for both lounge and dining furniture, complemented by a modern fitted kitchen area benefitting from a range of eye and base level units to provide excellent storage as well as space for appliances.

There are two bedrooms, comprising a well-proportioned principal bedroom and a second bedroom which could equally be utilised as a guest room, home office or nursery. A modern bathroom completes the internal accommodation.

Externally, the property benefits from the rare advantage of a private garden, providing an excellent outdoor space for relaxing, entertaining or gardening enthusiasts. There is a timber shed and store room' for added storage. There is off-road parking to the front of the property.

TENURE: Leasehold – we understand there is approximately 88 years remaining on the lease.

CONCIL TAX BAND: A



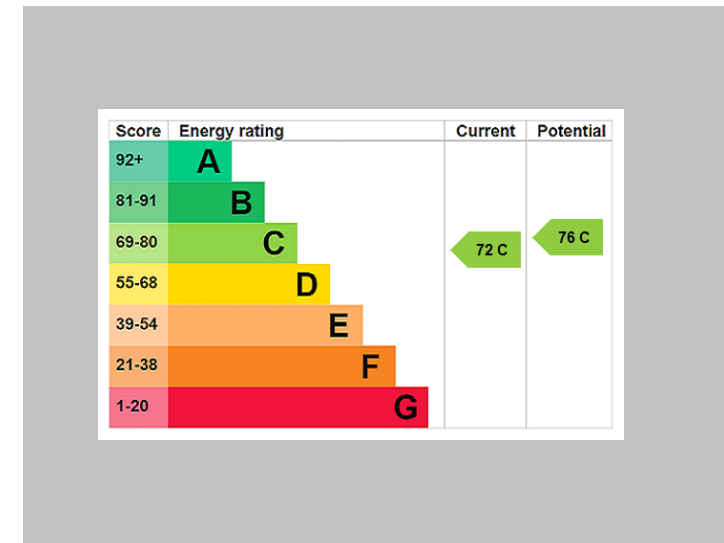
KEY POINTS

- TWO BEDROOMS
- PRIVATE GARDEN
- OFF ROAD PARKING
- STORAGE ROOM
- IDEAL FTB OR INVESTMENT
- MODERN KITCHEN



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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