

20 Celandine Close, Christchurch, Dorset, BH23 4LT

Asking Price **£335,000**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# 'Two bed house with driveway, garage and south facing garden'

TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH A DRIVEWAY, GARAGE AND SOUTH FACING PRIVATE GARDEN. SCOPE TO EXTEND AND IMPROVE. LOCATED IN A CUL-DE-SAC, A SHORT DISTANCE TO THE BEACH AND SHOPS, AND IN CATCHMENT FOR THE EXCELLENT LOCAL SCHOOLS. COMPLETE CHAIN.

Porch leads to hallway, stairs to first floor and doors to ground floor accommodation.

Modern kitchen comprising a range of eye and base level units with cupboards and drawers. Space for a range of appliances and an integrated cooker and gas hob.

Spacious lounge diner with a storage cupboard and French doors into the garden.

On the first floor are two double bedrooms, both with fitted or built in wardrobes.

The modern, tiled bathroom comprises a bath with shower over, a WC and a wash hand basin.

## **Outside**

Off road parking for approx. 2 vehicles. Attached garage where the modern gas boiler is located. Power and light and a door in the rear into the garden.

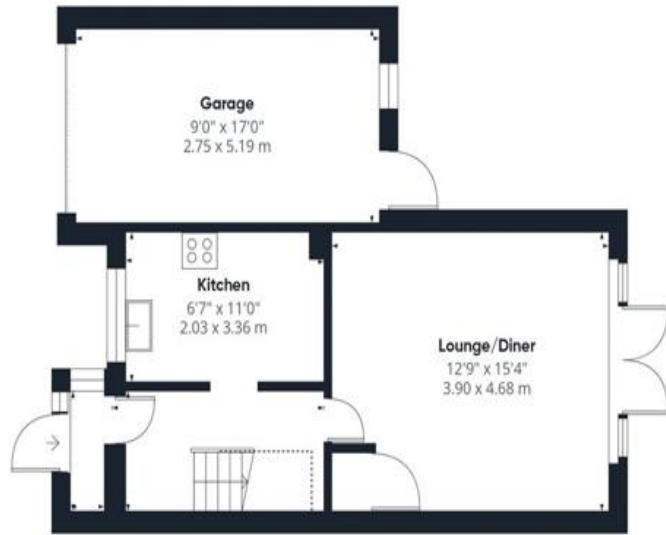
The rear garden is south facing and offers a high degree of privacy. It is mainly laid to lawn and has a patio at one end.

Council tax band C.



## **KEY POINTS**

- Vendor suited with vacant property - Complete Chain
- Two double bedrooms
- South facing, private rear garden
- Off street parking
- Attached garage
- Scope to improve and extend
- Cul-de-sac location
- Not far from shops, schools and the beach



Ground Floor



Floor 1



**Approximate total area<sup>®</sup>**

801 ft<sup>2</sup>  
74.5 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 5 ft/1.5 m

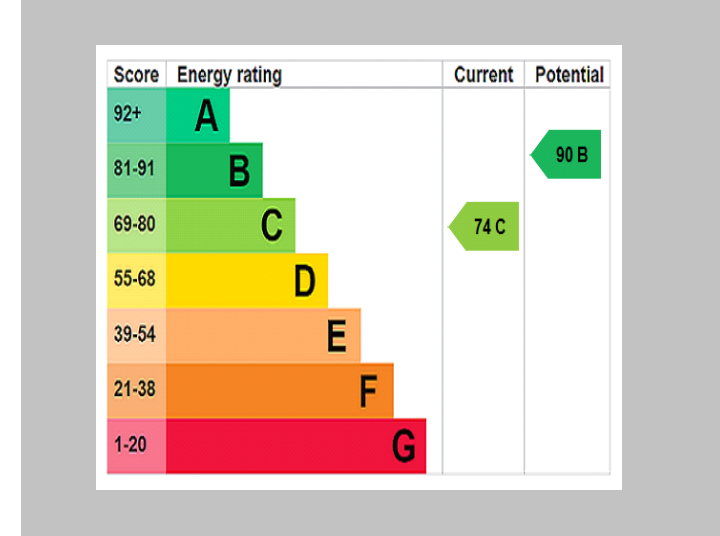
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



**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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