

9 St. Georges Close, Highcliffe, Christchurch,
Dorset, BH23 4LF

Asking Price **£450,000**



3

Bedrooms



1

Living



2

Bathroom/WC



Y

Garage



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1992

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'No work required... Extensively updated with south facing garden'

NO WORK REQUIRED. EXTENSIVELY UPDATED INCLUDING A FULL RE-WIRE AND NEW CONSUMER UNIT, NEW KITCHEN, BATHROOM, BOILER, PIPEWORK (WHERE REQUIRED) AND GF RADIATORS. WALL REMOVED TO CREATE SUPERB KITCHEN DINER. DOWNSTAIRS WC, SOUTH FACING GARDEN AND A GARAGE. NO CHAIN. CLOSE TO SHOPS, BUS ROUTES AND THE BEACH.

Bright and airy entrance hall with hard floors that continue through the entire ground floor. Stairs lead up the first floor and a door into the downstairs WC.

Dual aspect living room with a lovely fireplace providing the option to have a working fire. This leads round to a superb kitchen diner with double doors on the rear into the garden. Dual aspect again so lovely and bright.

Comprehensive range of eye and base level units with cupboards, drawers and a breakfast bar. Integrated appliances include full size dishwasher, washing machine, induction hob and double eye level oven. There is cupboard space for an integral fridge freezer, a bin drawer and a large storage cupboard.

Upstairs are three excellent size bedrooms, all of which have built in wardrobes. On the landing is a linen/storage cupboard and there is access to the loft via a pull down ladder. There is also an air

filtration system in the loft with a vent in the landing ceiling.

In the family bathroom is a bath and separate shower cubicle, a wash hand basin and WC. It is partly tiled and has an obscured glazed window.

Outside

South facing rear garden with good degree of privacy.

Patio on the immediate rear of the house with remainder laid to lawn with flower beds and various shrubs. Outside garden storeroom with power.

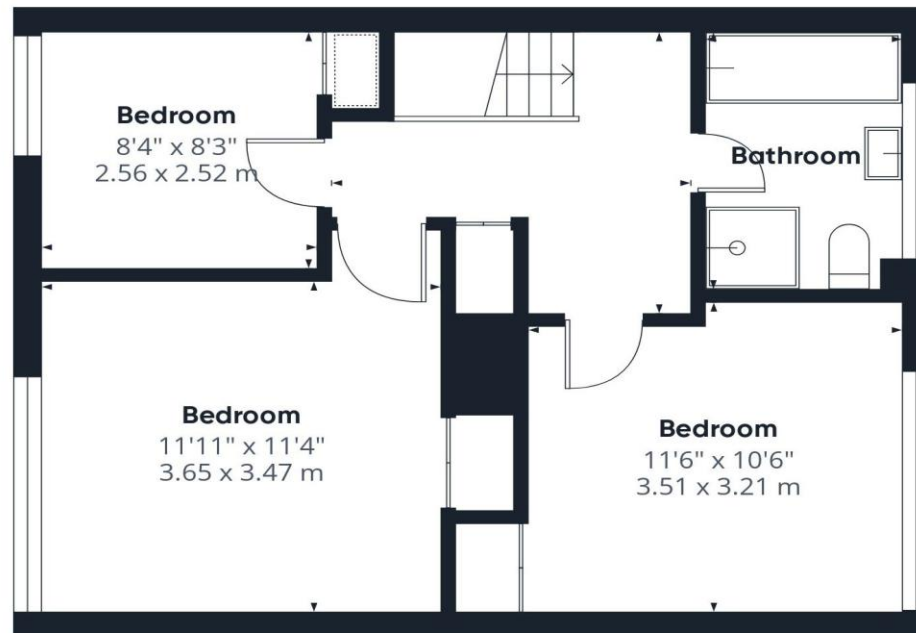
Side access gate and a garage located at the rear of the house.

Council tax band D.



KEY POINTS

- Extensively renovated throughout so no work is required
- Three good size bedrooms, all with built in wardrobes
- Quiet cul-de-sac location a stones throw from the golf club
- Short walk to local shops, bus routes and the beach
- In catchment for the excellent local schools
- South facing garden and garage



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