

20 Bracken Way, Walkford, Christchurch,
Dorset, BH23 5LW

Asking Price **£499,950**

 2/3

Bedrooms

 1

Living

 1

Bathroom

 Y

Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'Extensively updated throughout with a Multi-purpose outbuilding'

EXTENSIVELY UPDATED INCLUDING A NEW KITCHEN, BATHROOM AND WC. NEW COMBI BOILER, CONSUMER UNIT AND FRONT DOOR. MULTI-PURPOSE OUTBUILDING (4.61M X 2.65M) THAT CAN BE USED AS AN ADDITIONAL BEDROOM OR OFFICE. GARAGE, GARDEN STORE AND PRIVATE SUNNY GARDENS. SHORT WALK TO THE HIGH STREET AND THE BEACH.

Large entrance hall with two useful storage cupboards. Access to the large loft (where combi boiler is located) via pull down ladder.

Modern partly tiled bathroom comprising a bath with shower over and a shower screen, and a wash hand basin set into vanity unit. Fitted storage, heated towel rail and obscured glazed window. A separate cloakroom is located alongside the bathroom, also with an obscured glazed window.

Two double bedrooms, one of which has a built in wardrobe.

The lounge diner overlooks the lovely rear garden via two windows. Space for a dining table and chairs at one end. Potential for open fireplace.

Modern kitchen comprising a range of eye and base level units with cupboards and drawers. Space for the fridge freezer, washing machine, and dishwasher. Integrated oven with gas hob and extractor over, integrated microwave. Kick stand instant electric heater. Door into rear porch with door to the outside.

Outside

Large frontage laid to stone with an area of lawn and

attractive flower beds.

Completely private and sunny rear garden laid to lawn with a decking area at one end. Enclosed securely by fence panels with attractive shrubbed borders.

Garden store measuring 2.78m x 1.50m with power and light. Individual fuse box which feeds all of the outbuildings.

Multi-purpose room measuring 4.61m x 2.65m, currently used as an office but could act as an additional third bedroom if required as it has power, light and is insulated.

Detached garage/workshop measuring 3.91m x 3.09m with power and light and an up and over door on the front. Single side aspect door to the rear.

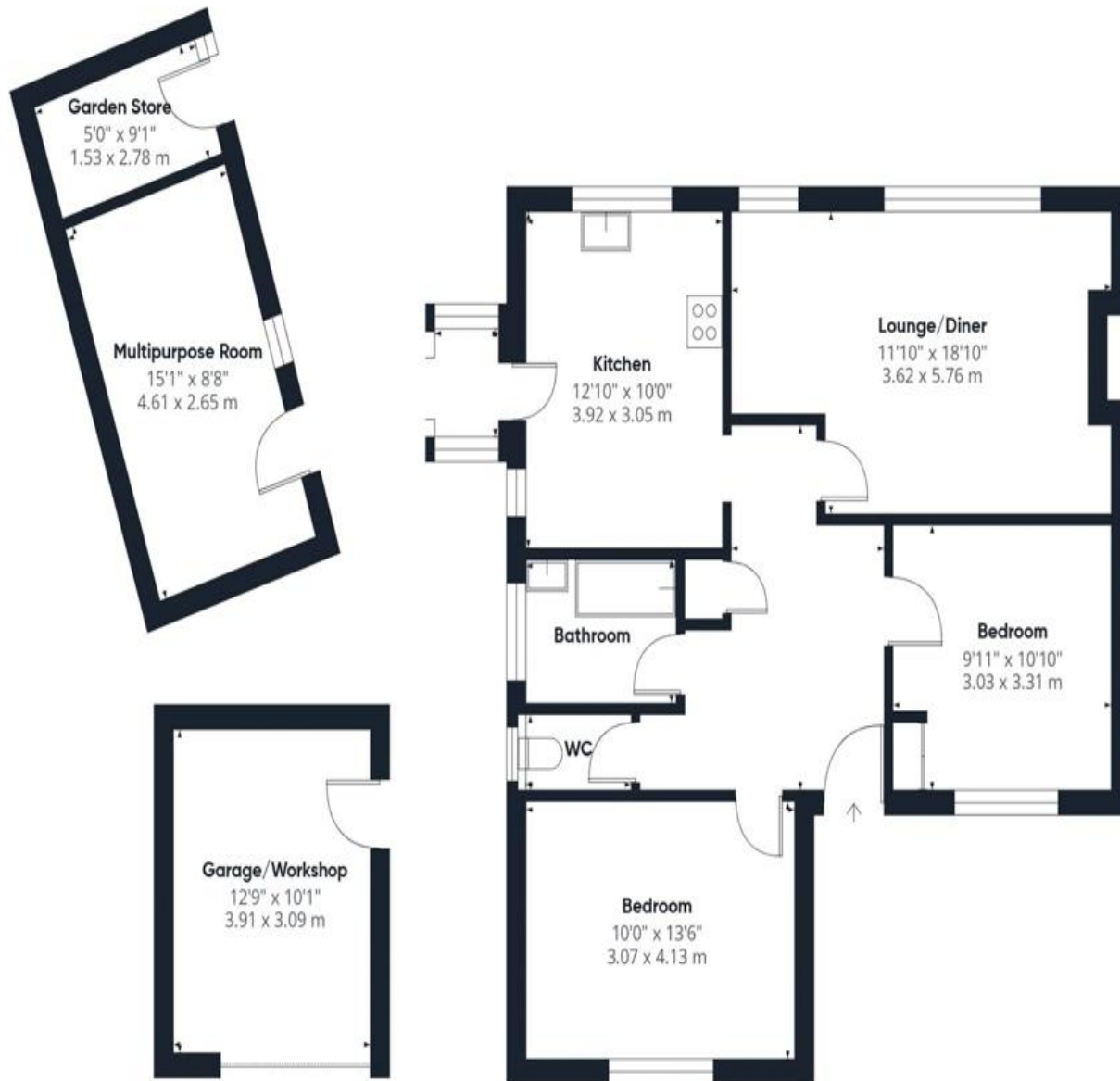
The advertised total square foot DOES include the multi-purpose room but DOES NOT include the garden store or garage.

Council tax band D.



KEY POINTS

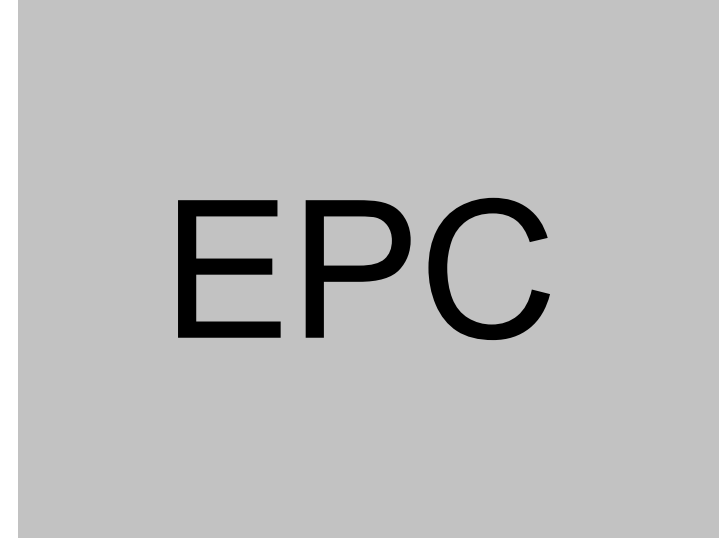
- Two/three bedroom semi-detached bungalow
- Extensively updated throughout
- Multi-purpose outbuilding (4.61m x 2.65m) that could be used as an additional bedroom
- Private, sunny gardens
- Convenient location near to the town centre and the beach
- Garage/workshop with power and light, and a garden store



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.

THE PROPERTY PROFESSIONALS

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