

17 Bridge Street, Christchurch, Dorset,
BH23 1DY

Asking Price **£595,000**



Bedrooms



Living



Bathrooms



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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An Excellent Three Bedroom House in Central Christchurch

THIS BEAUTIFULLY PRESENTED THREE BEDROOM HOME IS SITUATED IN CHRISTCHURCH TOWN CENTRE. THE PROPERTY BENEFITS FROM A SOUTHERLY REAR ASPECT AS WELL AS AN IMPRESSIVE KITCHEN/DINER.

17 Bridge Street is an opportunity to purchase an excellent semi detached house in a sought after location. Christchurch is a beautiful and historic town with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is close at hand as well as regular bus services connecting the surrounding area.

The front door leads into the entrance hall which has a useful storage cupboard and access to the ground floor cloakroom with wc, basin and space for a washing machine. The lounge has a bay window to the front of the property. There is a separate snug which opens up into a generous kitchen/diner at the rear of the property. The kitchen features a range of attractive base and eye level units as well as some integral appliances and an island.

Stairs from the entrance hall lead to the first floor landing. Bedroom one is set to the rear of the property and benefits from a dressing room and ensuite with wc, basin and shower. There are two further bedrooms to the front of the property. The family bathroom features a wc, basin and bath with shower over.

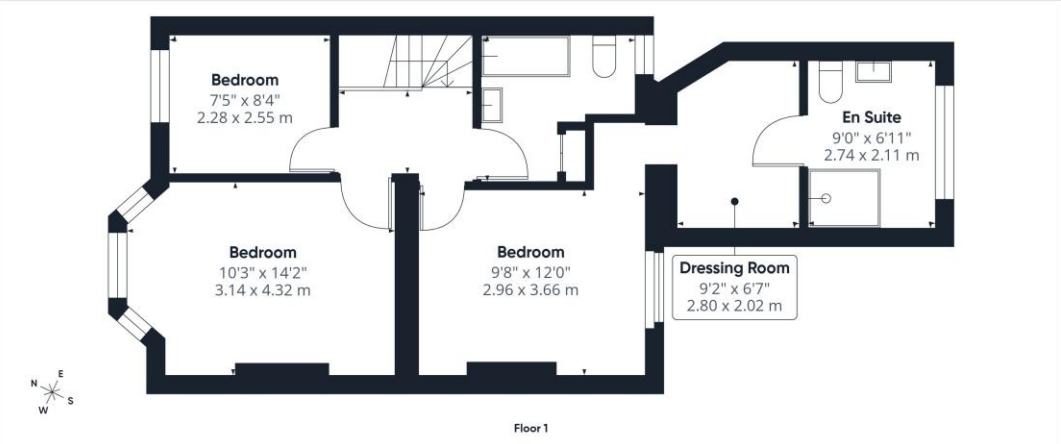
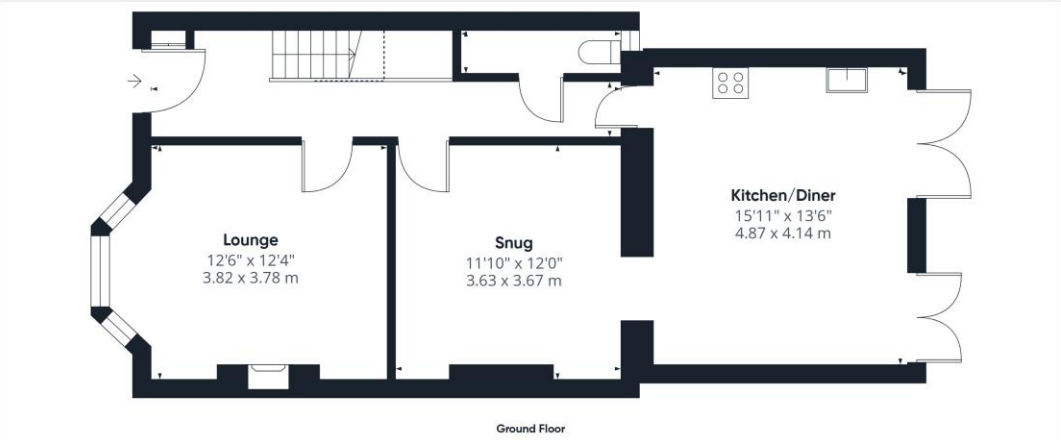
The rear garden benefits from a Southerly aspect. There are sections of lawn and patio as well as a GARDEN CHALET.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- THREE BEDROOMS
- CENTRAL CHRISTCHURCH
- SEMI DETACHED HOUSE
- SOUTH FACING GARDEN
- WELL PRESENTED
- KITCHEN/DINER



Approximate total area⁽¹⁾
1198 ft²
111.2 m²

Reduced headroom
9 ft²
0.9 m²

(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.

GIRAFFE360



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Christchurch | Southbourne | Highcliffe | Bransgore



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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