

4 Mill Road, Christchurch, Dorset, BH23 2JY

Guide Price **£300,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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A Three Bedroom Semi-Detached House Offering Potential

A WELL-PROPORTIONED THREE-BEDROOM SEMI-DETACHED HOME OFFERING EXCELLENT POTENTIAL FOR MODERNISATION, WITH TWO RECEPTION ROOMS, A CONSERVATORY, GENEROUS REAR GARDEN AND OFF-ROAD PARKING, SITUATED IN A POPULAR RESIDENTIAL AREA OF CHRISTCHURCH.

4 Mill Road presents an exciting opportunity for buyers looking to create a home to their own specification. The property is well proportioned throughout and, while requiring a degree of updating, offers a particularly good layout and scope for improvement.

The ground floor comprises a welcoming entrance hall with stairs rising to the first floor, a separate living room with a feature fireplace and bay window, together with a separate dining room providing an excellent second reception space. To the rear is a fitted kitchen with access through to the conservatory, which in turn enjoys views and access over the rear garden.

Upstairs, there are three bedrooms, including two well-sized double bedrooms and a further bedroom, together with a family bathroom. The principal bedroom benefits from a pleasant bay window, while the remaining bedrooms offer useful flexibility for family living, guests or home working.

Externally, the property benefits from a front driveway providing off-road parking, with a pathway leading to the front entrance and side access to the rear. The generous rear garden is a particularly attractive feature, offering considerable scope for landscaping and creating an enjoyable outdoor space. There are established shrubs and hedging, with the garden extending to the rear and offering good potential for further enhancement.

Mill Road is situated in a popular residential area of Christchurch, ideally placed for enjoying the many amenities and attractions the town has to offer. Christchurch itself is renowned for its historic character, with the magnificent Priory, Norman Castle ruins, picturesque Quay and attractive riverside walks all contributing to its unique appeal.

The town centre provides a good selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, with a regular Monday market held along the High Street. Christchurch railway station is also conveniently positioned for connections towards Bournemouth, Poole and beyond.

****Please note that some of the images within this listing have been virtually staged to illustrate how the accommodation could look following renovation and modernisation. These images are intended for illustrative purposes only and do not represent the current condition of the property. No guarantee is given as to the feasibility, cost or permissions required for any works shown.****

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- THREE-BEDROOM HOUSE
- SPACIOUS RECEPTION RMS
- CONSERVATORY
- GENEROUS REAR GARDEN
- OFF-ROAD DRIVEWAY PARKING
- EXCELLENT SCOPE FOR IMPROVEMENT



Floor 1

880 ft²
81.6 m²

Reduced headroom
6 ft²
0.6 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.

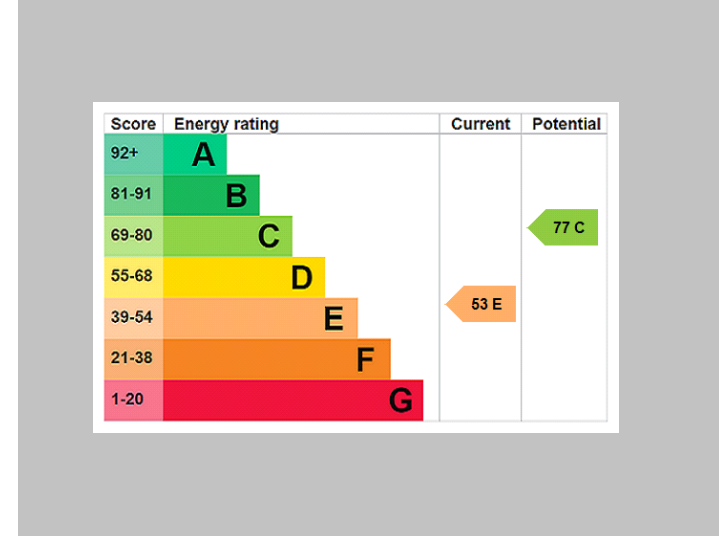
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THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk

