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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**61 PRIORY VIEW ROAD
BURTON - CHRISTCHURCH
BH23 7EU**

Price £335,000

Freehold



SITUATED IN THE SEMI RURAL VILLAGE OF BURTON IS THIS EXTREMELY WELL PRESENTED AND EXTENDED FAMILY HOME.

THIS DELIGHTFUL PROPERTY OVERLOOKS THE CENTRAL GREEN TO THE FRONT AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, MODERN KITCHEN, WELL PROPORTIONED LOUNGE, CONSERVATORY/DINING ROOM WITH BI-FOLD DOORS ONTO THE REAR GARDEN, FIRST FLOOR LANDING, 3 BEDROOMS AND A MODERN CONTEMPORARY BATHROOM. BENEFITS CONVEYED WITH THE PROPERTY INCLUDE A GARAGE IN A NEARBY BLOCK, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, POPULAR LOCATION, CLOSE TO LOCAL SHOPS AND AMENITIES AND ATTRACTIVE FRONT AND REAR GARDENS.

BURTON VILLAGE IS APPROXIMATELY 1.5 MILES FROM THE TOWN CENTRE OF CHRISTCHURCH. THERE ARE VILLAGE PUBS & EATERIES NEARBY & THE OUTSTANDING NATURAL BEAUTY OF THE NEW FOREST NATIONAL PARK & BEAUTIFUL AWARD WINNING BEACHES AREA ONLY A SHORT DRIVE AWAY.

- **POPULAR LOCATION**
- **MODERN MID TERRACE HOUSE**
- **REFURBISHED THROUGHOUT IN RECENT TIMES**
- **DOUBLE GLAZING, GAS FIRED CENTRAL HEATING**
- **GARAGE IN NEARBY BLOCK**
- **VILLAGE SHOP AND PUBS WITHIN EASY REACH**
- **3 BEDROOMS**
- **GOOD SIZE LOUNGE**
- **MODERN KITCHEN AND BATHROOM**
- **ATTRACTIVE GARDENS**
- **CONSERVATORY/DINING ROOM**
- **OVERLOOKING CENTRAL GREEN**
- **POPULAR LOCATION**
- **CLOSE TO INFANTS AND JUNIOR SCHOOL**
- **SEMI RURAL LOCATION**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)

