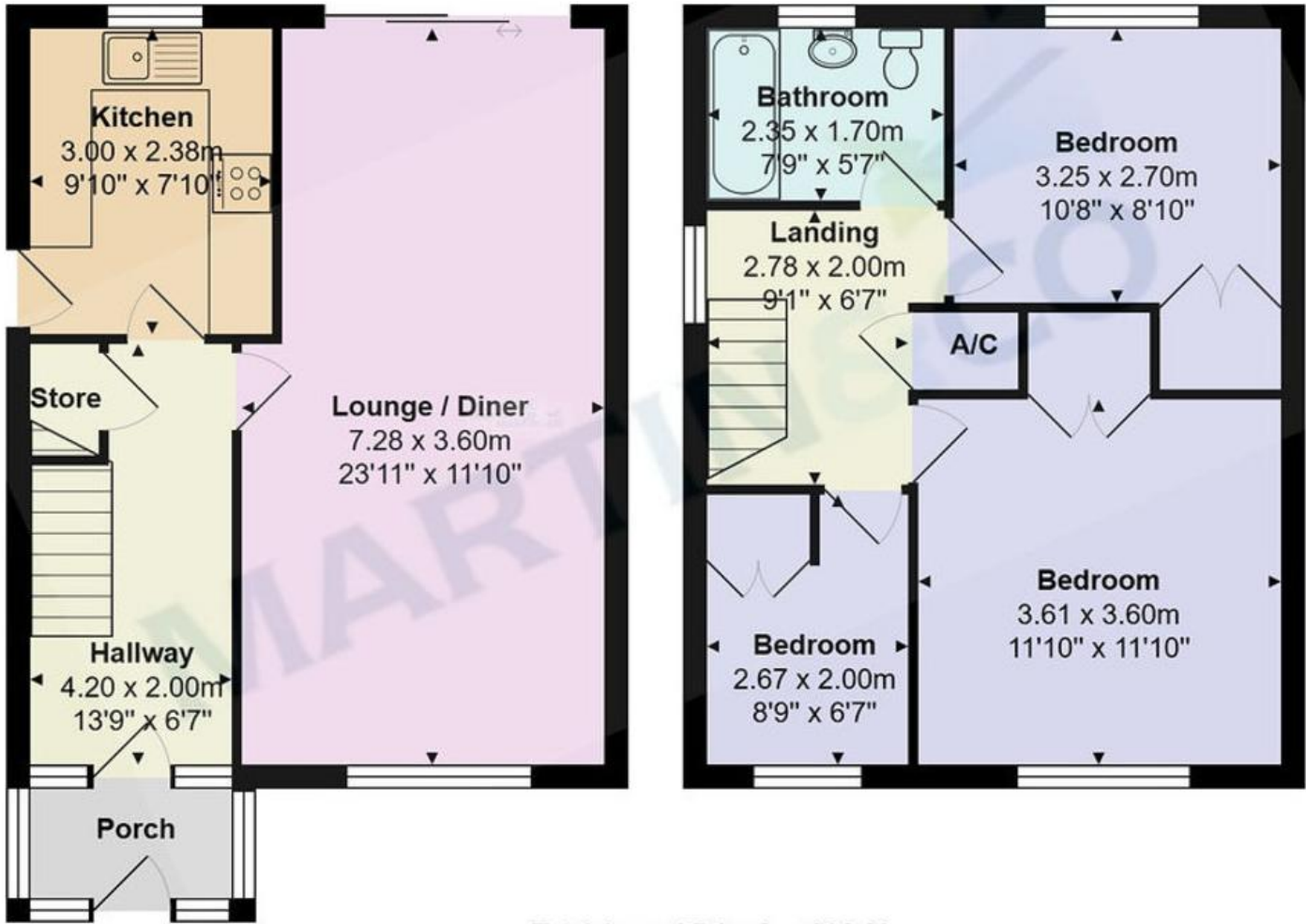


Property Location  
Christchurch



Total Area: 85.6 m<sup>2</sup> ... 922 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Tasman Close, Christchurch

Asking Price Of £399,950



Large Lounge

Diner W/ Garden Access

3 Bedrooms

Gated Driveway W/ Carport

Low Maintenance Garden

Perfect Family Home

Modern Kitchen

Council Tax Band C

Semi-Detached House

Situated In BH23 Postcode

Close To Amenities

Great Transport Links



## Why you'll like it

A well-presented three-bedroom semi-detached home set in a quiet cul-de-sac in the desirable area of Christchurch, BH23. Offering spacious accommodation, a low maintenance garden and excellent convenience to nearby amenities, this property is ideal for families, first-time buyers and those seeking a well-connected location.

To the side of the property, a gated driveway provides secure off-road parking with carport, offering sheltered space your vehicle and additional storage. The main entrance opens into a welcoming hallway which flows through to the impressive open-plan lounge/dining room. This bright, airy living space features a sliding patio door opening directly onto the rear garden, creating a wonderful indoor-outdoor feel and making the room perfect for both everyday living and entertaining.

Upstairs, you will find three well-proportioned bedrooms, complemented by a modern family bathroom, finished to a contemporary standard.

The private rear garden is a standout feature, offering a low maintenance patio area with lawn area and a versatile summer house ideal as a home office, hobby room, workshop or secure storage.

Conveniently positioned close to transport links, local shops, schools and amenities, the property offers easy access to Christchurch town centre, beautiful beaches and riverside walks.

Agents Notes:  
Tenure: Freehold  
Parking: Driveway  
Tax Band: C  
EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1. 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.

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

