



Park Gardens, Christchurch BH23 3PQ

£275,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS



## A DELIGHTFUL FAMILY HOME, OFFERED TO THE MARKET FOR THE FIRST TIME SINCE NEW, WITH VACANT POSSESSION AND NO FORWARD CHAIN

This delightful terraced property is set in a cul-de-sac location within a popular residential area of Christchurch. It is conveniently positioned a short walk from the shops, facilities and transport links of Christchurch town centre and Somerford, as well as being within popular school catchment areas. The charming waterside leisure areas of Mudeford and Stanpit and are also both close by.

There is a useful entrance porch to the front of the property, which leads through into the entrance hall and onwards to the spacious L-shaped lounge/dining room. With windows to the front and rear, this bright room offers ample space for a range of furniture and is an ideal space to relax with family and friends or enjoy meals together. A door leads through to a separate kitchen, offering plenty of storage with a range of modern built in units, as well as a useful understairs storage cupboard and plenty of room for appliances. Upstairs three bedrooms are found, two of which are double sized rooms offering ample space for family or guests, with the third being ideal as child's bedroom or home office. A modern shower room completes the accommodation.

Outside, the rear garden enjoys a westerly aspect and is fully enclosed. It includes lawn and patio areas and benefits from two useful brick built stores. Parking is available to the front of the property on an unallocated basis.

The property has been newly decorated throughout neutrally and offers excellent potential to further modernise and improve. It is offered for sale with vacant possession and no forward chain and is ready to welcome new owners to enjoy all it has to offer.



## KEY FEATURES

- Terraced Three Bedroom House
- First Time on the Market Since New
- Spacious Lounge/Dining Room & Separate Modern Kitchen
  - Modern Shower Room
  - Westerly Aspect Enclosed Rear Garden
  - Newly Decorated Throughout Neutrally
- Close to Christchurch Town Centre, Mudeford Quay & Stanpit
  - Popular School Catchments
- Near to Shops, Facilities & Transport Links
- Vacant Possession & No Forward Chain









## ADDITIONAL INFORMATION

### Dimensions

Please refer to floorplan

### Tenure

Freehold

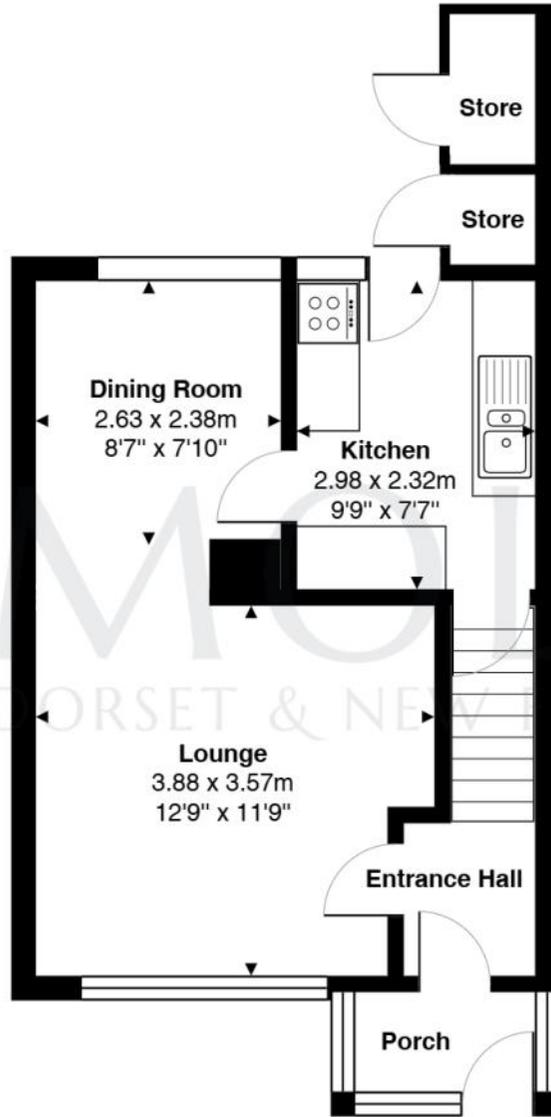
### Council Tax

Band C - BCP Council

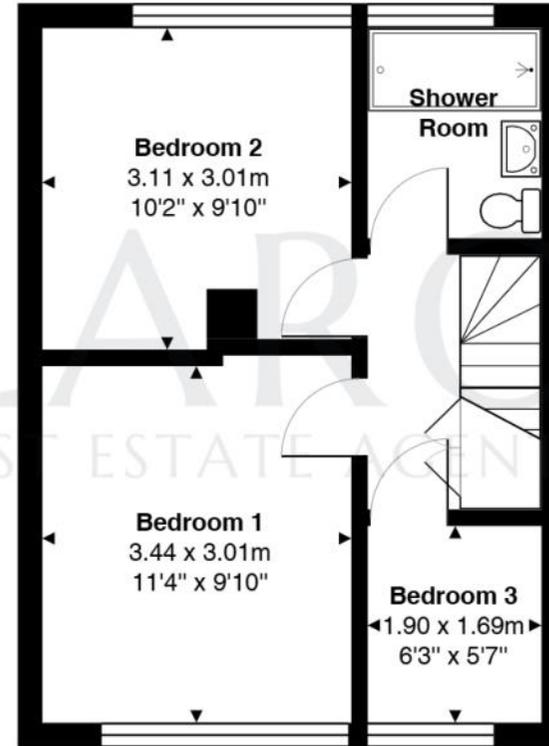
### Energy Performance Certificate (EPC) Rating

C (70)

# FLOORPLAN



Ground Floor



First Floor

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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