OVERLOOKING THE RIVER STOUR, THIS 2 BED HOLIDAY LODGE MAKES AN EXCELLENT HOLIDAY HOME

14 Beaulieu Gardens Retreat Beaulieu Avenue, Christchurch, Dorset BH23 2EB

PRICE: £149,000

Viewing: By appointment only via Slades Estate Agents.
7 Castle Street, Christchurch, Dorset BH23 1DP
Tel: (01202) 474202 or email: enquiries@sladeschristchurch.co.uk
Directional Note: From the large roundabout at the end of Christchurch High St take the Barrack Rd exit. Proceed straight across the traffic lights, over the railway bridge and straight over the roundabout taking the 2nd turning on the left into Beaulieu Rd (off Barrack Rd). Bear Left into Beaulieu Ave and Beaulieu Gardens will be found towards the end of the cul-de-sac on the left-hand side and accessed via twin security gates. This beautifully presented 2 bedroom holiday lodge is situated on a gated riverside development and enjoys beautiful views of the River Stour. It is conveniently located for local shops in Barrack Road where regular bus services are also available.

Christchurch Town Centre with its 11th Century Priory, Town Quay and pedestrianised shopping centre is approximately 1 mile distant.

Offered for sale on a chain free basis, the property has the benefit of: gas central heating, double glazing, modern fitted kitchen, bathroom and en suite, off road parking, use of the communal facilities on the development including visitor car parking and use of the communal slipway, floating pontoon & free river fishing. Furthermore, almost all of the furnishings are included within the sale.

An internal inspection is strongly recommended to appreciate the full scope and quality of accommodation available which would make an excellent holiday home.

The accommodation in detail comprises with approximate room sizes:-

To the side, steps with railings and entrance door lead to:


Door from living area to:

INNER HALL: Hatch to roof space. Radiator. 'Ariston' thermostat. Large storage/airing cupboard housing 'Ariston' gas combination boiler.

BEDROOM ONE: 10'7" x 9'10" max (3.23m x 3m max). Window to side. Radiator. Integral wardrobes with mirror fronted sliding doors. Bedside cabinets and matching four drawer chest. Door to:


BEDROOM TWO: 9'6" max x 7'5" (2.9m max x 2.26m). Window to side. Radiator. Integral wardrobes with mirror fronted sliding doors. Bedside cabinet.


OUTSIDE

The property benefits from OFF ROAD PARKING for 2/3 cars and boat standing.

Boasting beautiful views over the River Stour, there is a decked Sun Terrace with a built in hot tub and a Southerly aspect.

To the side of the property there are 2 useful storage sheds.

Residents also have use of the communal facilities on the development including visitor car parking and use of the communal slipway, floating pontoon & free river fishing.
AGENTS NOTES:
The property must be purchased as a second home.
The site is closed between mid January & mid February.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. 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. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs 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. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision. DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.