

Slades

BENEFITS FROM EXTENSIVELY REMODELLED LIVING ACCOMMODATION
... LARGE LOUNGE/DINER 19'8" X 14'2" ... GROUND FLOOR WC ...
CONSERVATORY ... CUL-DE-SAC LOCATION ... HIGHCLIFFE SCHOOL
CATCHMENT ... WALK TO THE SHOPS, PRIMARY SCHOOL & BEACH IN
MINUTES FROM THIS 3 BEDROOM HOUSE ... IDEAL FTB OR FAMILY
HOME

20 Upper Gordon Road, Highcliffe, Christchurch, Dorset BH23 5ND



PRICE: OFFERS IN EXCESS OF £260,000

Viewing: By appointment only via Slades Estate Agents.
365 Lymington Road, Christchurch, Dorset, BH23 5EY
Tel: **(01425) 277773** or email: enquiries@sladeshighcliffe.co.uk

Directional Note: From the centre of Highcliffe continue eastward along Lymington Road, turning left at the traffic lights into Gordon Road. At the 'T' junction cross over into Upper Gordon Road, following the road around to the left.

A three bedroom terrace house, situated in a cul-de-sac just a short walk from Highcliffe high street. The property has been re-modelled by the current owners to create a larger living space, with the sitting/dining room now at the rear, allowing access directly onto the rear garden.

The excellent Highcliffe Primary School is within easy walking distance. The cliff top is a five minute walk away, offering picturesque views from the Isle of Wight and the Solent in the east across Christchurch Bay and Hengistbury Head in the west. Highcliffe is on the edge of the New Forest National Park with its beautiful walks and many country pubs.

Bus routes are also close at hand giving easy access to New Milton and Christchurch. Hinton Admiral train station is also not far away which gives access to central London in under two hours, as well as many other destinations.

The accommodation in detail with approximate measurements comprises:

Entrance via **STORM PORCH** with front door to:

ENTRANCE HALL: Front aspect UPVC double glazed window, cupboard housing consumer unit, wall mounted Worcester gas combination boiler (fitted approximately 3 years ago), radiator, telephone point, wood effect laminate flooring, understairs storage cupboard, coved ceiling, stairs to first floor landing, dado rail, doors to:

GROUND FLOOR WC: Obscured UPVC double glazed window, low level WC, wash hand basin with tiled splashback.

KITCHEN: 10'11" x 9'4" (3.34m x 2.87m) UPVC double glazed window, range of wood effect units comprising base and eye level cupboards with drawers and work surfaces, inset sink and drainer unit with mixer tap, built-in oven with 4-ring gas hob and extractor above, space for washing machine and upright fridge/freezer and further appliance space if required, radiator, coved ceiling.

LOUNGE/DINER: 19'8" x 14'2" (6.01m x 4.34m) maximum measurements UPVC double glazed window and French doors leading to the rear garden, coved ceiling, 2 radiators, 2 television aerial points.

FIRST FLOOR LANDING: Large storage cupboard with shelving, access to loft, doors to:

BEDROOM 1: 14'6" x 9'4" (4.43m x 2.87m) UPVC double glazed window, radiator, coved ceiling, fitted wardrobes with hanging and shelving space.

BEDROOM 2: 11' x 9'10" (3.44m x 3m) Coved ceiling, radiator, UPVC double glazed window, television aerial point.

BEDROOM 3: 9'4" x 8'10" (2.87m x 2.7m) UPVC double glazed window, coved ceiling, radiator.

BATHROOM: Obscured UPVC double glazed window, panelled bath with wall mounted electric shower over, pedestal wash hand basin, low level WC, radiator, coved ceiling, extractor fan, laminate flooring, partly tiled walls.

OUTSIDE:

CONSERVATORY: 8'4" x 6'9" (2.56m x 2.06m) Of glass and UPVC construction.

REAR GARDEN: The rear garden is laid mainly to lawn with shrub borders and a patio area, outside tap, space for shed. Gate at the rear. The garden is bounded by fencing on all sides.

FRONT GARDEN: There is a concrete pathway to the front door. The garden is laid to lawn with mature shrubs throughout and is bound by a picket fence and hedgerow.

PARKING: There is ample parking for residents and visitors.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Quoted floor areas may include garages, terraces and balconies.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	