



6 The Courtyard Disraeli Road, Christchurch, Dorset. BH23 3NB
Offers in Excess of £400,000



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A stunning, recently remodelled and beautifully presented three bedroom end of terraced town house, situated just a short stroll away from Stanpit marshes. The property has been expertly refurbished to exacting standards and offers modern, flexible living accommodation. There is a low maintenance courtyard garden and Garage adjacent. This property would make an ideal lock up and leave holiday home or downsize. No forward chain.



ENTRANCE HALL

Accessed via a UPVC obscured double glazed front door. Inset ceiling spotlights, LVT flooring, wall mounted double panelled radiator, telephone point and power points. Door provides access into the:

SITTING ROOM/DINING ROOM (17' 11" X 9' 9") OR (5.47M X 2.96M)

A bright and spacious dual aspect room with UPVC double glazed windows to the front and side. Two ceiling light points, wall mounted double panelled radiator, LVT herringbone style flooring, TV aerial point and power points.

Open door space leads into the:

KITCHEN (11' 8" X 9' 1") OR (3.56M X 2.76M)

Recently fitted with a range of base and wall mounted cupboards and drawer units finished with high-gloss doors and areas of composite work surface in part to three walls. Inset composite one and a half bowl sink with polished brass mixer tap over and drainer unit adjacent. Integrated appliances include: washing machine, slimline dishwasher, fridge/freezer and an under counter electric fan assisted oven. Inset four ring ceramic hob with filter extractor over. UPVC double glazed patio doors providing access onto the courtyard garden and a high level window to the side. Inset ceiling spotlights, wall mounted ladder radiator and power points.

BEDROOM 3 (10' 0" X 8' 0") OR (3.06M X 2.45M)

A double bedroom with UPVC double glazed window to the rear. Ceiling light point, wall mounted double panelled radiator and power points.

WC

Matching white suite comprising of low level flush WC and wall mounted wash hand basin with vanity cupboard below. Ceiling light point and LVT flooring.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

UPVC double glazed window to the rear. Two ceiling light points and power points. Airing Cupboard housing the gas fired Worcester combination boiler with slatted shelving below. Doors off to all first floor accommodation.

BEDROOM 1 (12' 2" X 9' 5") OR (3.71M X 2.88M)

A good sized double bedroom with UPVC double glazed window to the front. Ceiling light point, wall mounted double panelled radiator, space for freestanding wardrobes and power points.

BEDROOM 2 (12' 10" X 8' 1") OR (3.90M X 2.46M)

Double bedroom with UPVC double glazed window to the rear. Ceiling light point, wall mounted double panelled radiator, space for freestanding wardrobes and power points.

BATHROOM

Recently fitted to a high standard, the bathroom benefits a matching white suite comprising a low level flush WC, pedestal wash hand basin with mixer tap over and a P shaped panel enclosed bath with rainforest shower attachment over. Obscured UPVC double glazed LVT window to the front, inset ceiling spotlights, wall mounted ladder style radiator, extractor, tiled walls and LVT flooring.

COURTYARD GARDEN

Accessed via double doors from the Kitchen, the courtyard garden is fully enclosed by high level brick walling to all sides. The garden has been laid to shingle for ease of maintenance and there is ample space for outdoor garden furniture. There is a raised flower border to the rear and outside lighting. UPVC double glazed door provides access to the:

GARAGE & PARKING

Generous sized garage with metal up and over door. Power and lighting. We understand there is also a parking space directly in front of the garage and further visitors parking, accessed via the communal courtyard.

THE APPROACH

The property is situated on the corner of Disraeli Road and Gladstone Close. The front is laid to lawn, which is maintained as part of the maintenance charge, with a block paved path leading up to the front door.

LEASEHOLD & MAINTENANCE FEES

We understand the property benefits from the remainder of a 999 year lease and maintenance charges are in the region of £50 PA.

PLEASE NOTE

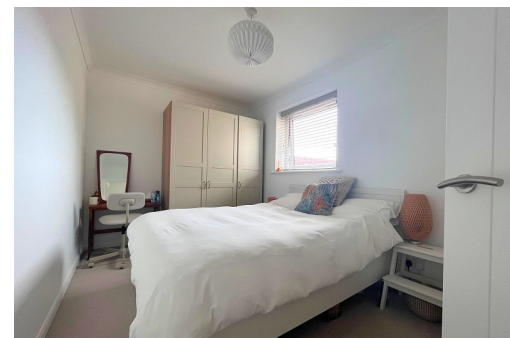
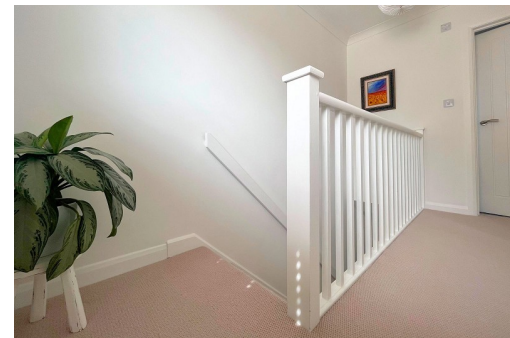
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

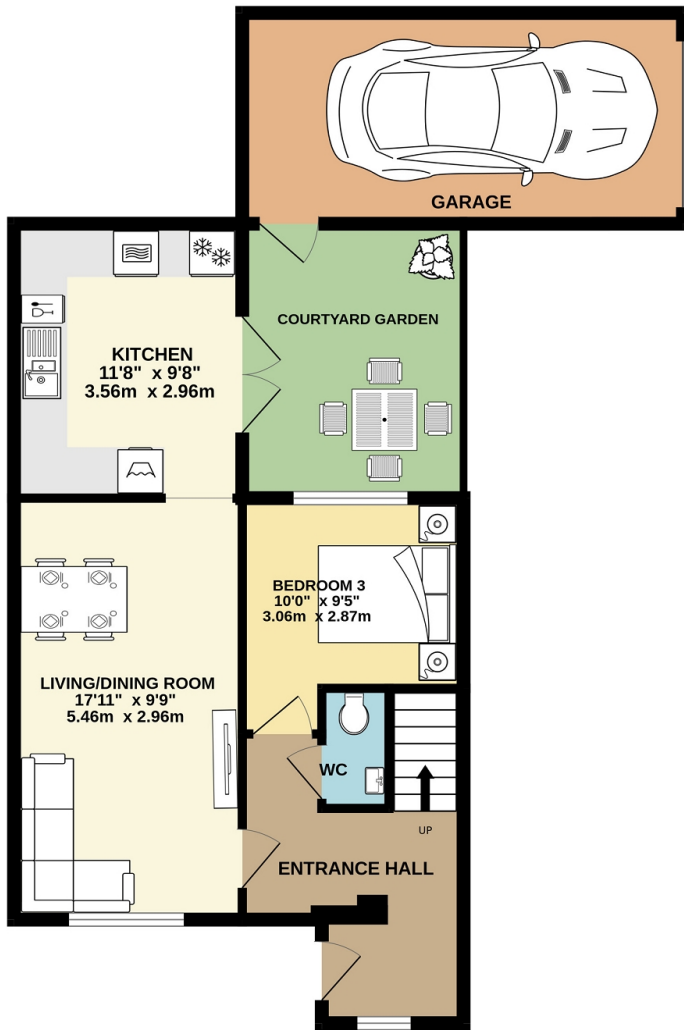
The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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