



12 Hurst Close, Walkford, Christchurch, Dorset. BH23 5QU

Guide Price £310,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500

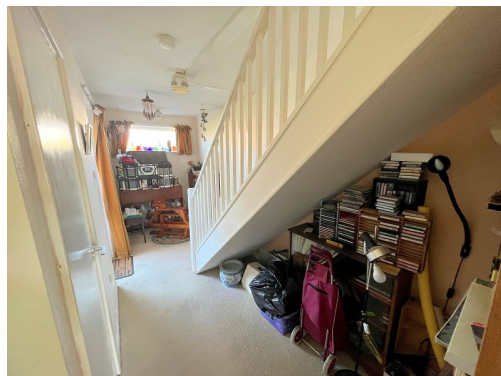




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A three bedroom end of terrace house located in a popular residential area and set on larger than average gardens. Features of the property include Entrance Hall, Cloakroom, Lounge/Dining Room, Kitchen, Bathroom, larger than average gardens, UPVC double glazing, gas fired central heating, vacant possession, Sole Agents.



ENTRANCE HALL

Accessed via UPVC double glazed front door, staircase to first floor landing, aspect to the front elevation through UPVC double glazed window, double panelled radiator, power points.

CLOAKROOM

Ceiling light, wall hung wash hand basin with tiled splash back and mirror over. Low level WC, panelled radiator.

LOUNGE/DINER (24' 1" X 9' 4") OR (7.35M X 2.84M)

Aspect to the front elevation through UPVC double glazed windows overlooking the front garden. Two ceiling light points, power points, TV aerial point, two panelled radiators, two sliding patio doors providing access onto patio and access to garden beyond.

KITCHEN (10' 1" X 9' 7") OR (3.07M X 2.92M)

Aspect to the side elevation through UPVC double glazed windows providing far reaching views across the adjacent allotments and additional aspect to the rear elevation with matching glazed door providing access onto rear patio and garden beyond. Ceiling light, single bowl single drainer stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboard beneath. Recess for cooker and washing machine. Wall mounted gas fired boiler, additional work surface with recess for under counter fridge and freezer. Larder cupboard with shelving. Additional storage cupboard with shelving and recess for under counter freezer.

FIRST FLOOR LANDING

Aspect onto the side elevation through UPVC double glazed window. Ceiling light, hatch to loft area with pull down ladder and loft light, boarding and insulation.

BEDROOM 1 (14' 6" X 9' 5") OR (4.41M X 2.86M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, power points, panelled radiator.

BEDROOM 2 (9' 2" X 8' 11") OR (2.80M X 2.71M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

BEDROOM 3 (11' 1" X 9' 10") OR (3.38M X 2.99M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

BATHROOM (6' 8" X 5' 7") OR (2.04M X 1.71M)

Obscure UPVC double glazed window to front. Ceiling light, bath unit with tiled wall surrounds, wall hung wash hand basin, low level WC, panelled radiator, mirror fronted medicine cabinet and there is an electric shower located over the bath.

OUTSIDE

The front garden has a pathway providing access to the front door with the remainder being laid to lawn and enclosed behind low hedging. This is open to the side elevation where there is a large parcel of land which is mainly laid to lawn with a selection of shrubs and flower beds and once again being enclosed behind low hedging. AGENTS NOTE: The owner has had use of this area for 30 years with verbal permission from the council. It is fully enclosed, but is not registered with land registry. A wrought iron gate provides access to:

REAR GARDEN

Adjoining the rear of the property is a paved patio with the remainder of the garden being laid to lawn with stepping stones leading to the rear boundary where there is a timber shed and greenhouse. Within the garden there is a pond and the garden is enclosed behind panelled fencing. Outside lighting and water tap.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our office in Old Milton Road proceed down the road and take the second turning right into Gore Road and continue on until reaching Walkford Road then on the right you will notice allotments. Turn immediately right into Hurst Close.

PLEASE NOTE

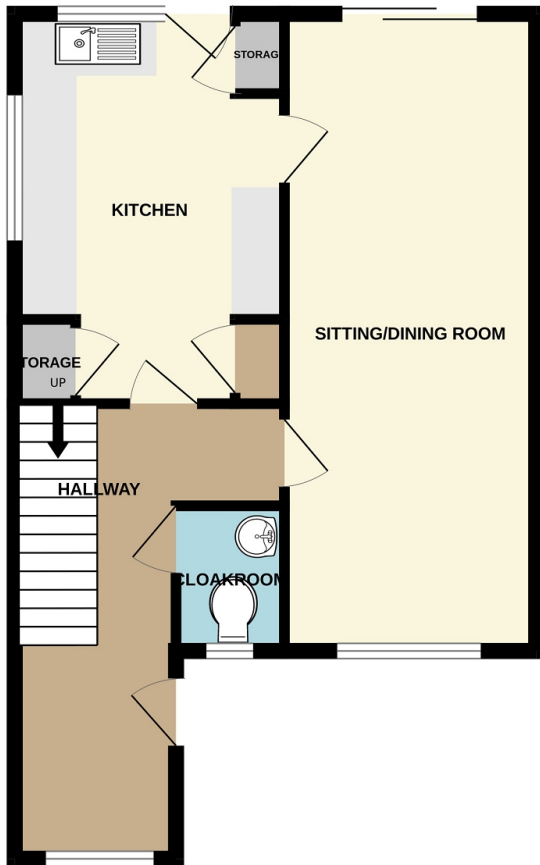
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

COUNCIL TAX

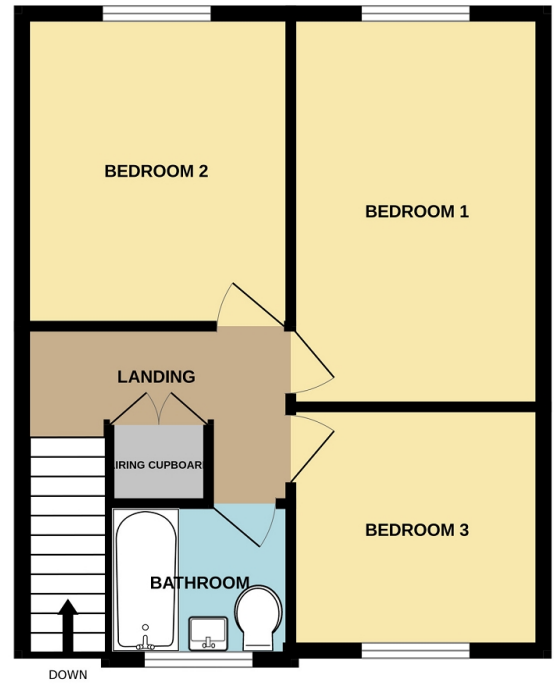
The council tax for this property is band C



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 938 sq.ft. (87.1 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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Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.