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Bracken Way, Christchurch | Informal Tender £500,000
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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		54	77
England & Wales		EU Directive 2002/91/EC	

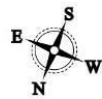
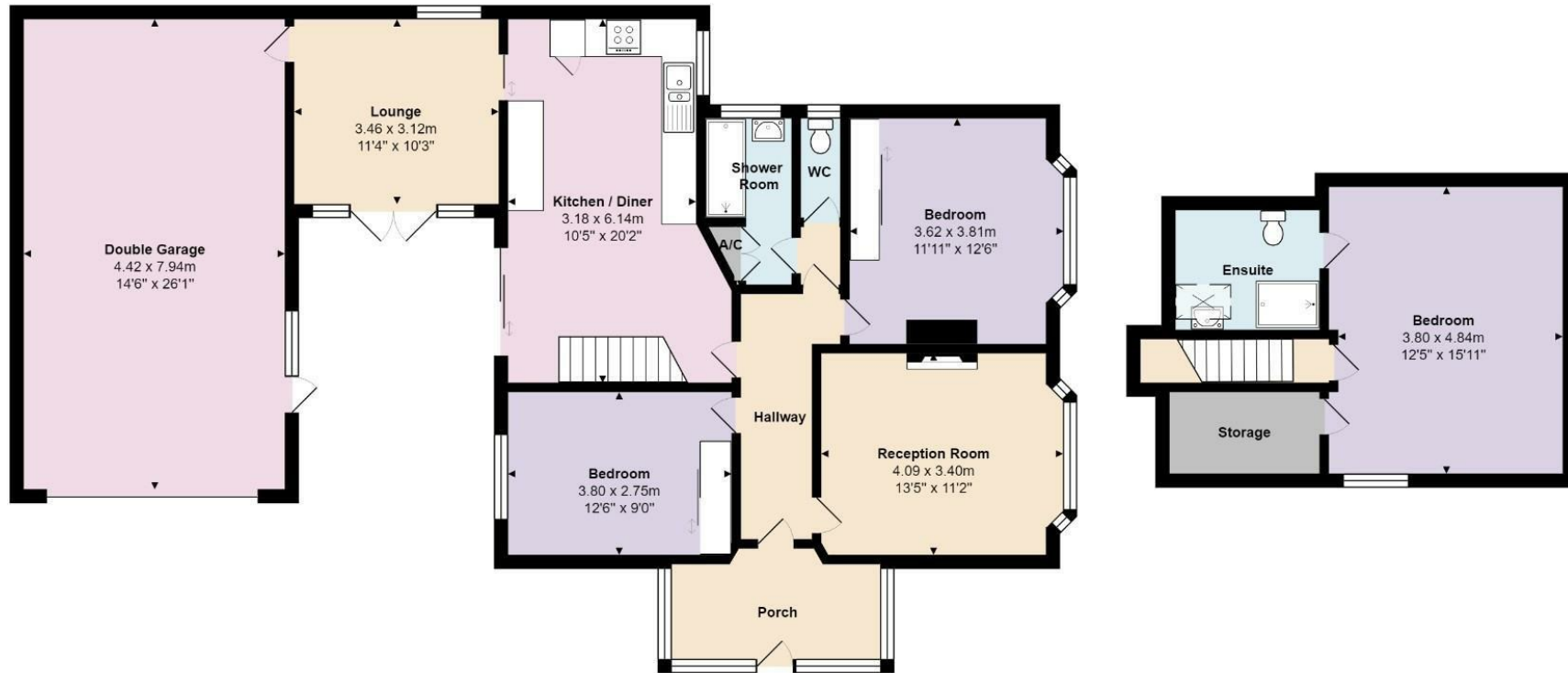
Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

*****Chain Free *****The property comprises of a detached Chalet Bungalow, set on a corner plot, with Highlands Avenue. The property has been extended from its original two-bedroom status, now forming, two ground floor bedrooms, a family shower room, a large sitting room, an extended kitchen/diner, with stairs to a first-floor conversion, of a third bedroom with ensuite shower room. The property has been further extended, forming a day room/conservatory, with floor to ceiling double glazed patio doors to the front paved garden area, which also gives access to a rebuilt double garage, which is attached to the main dwelling, with off road parking to the front drive. The property has been well maintained over the years but must be considered dated in certain areas. The property boasts a gas fired central heating system, UPVC double glazing and connected to all main services. Outside, provides lawned gardens to the side of the property, with a paved frontage.

The property is situated in a quiet residential area, on the borders of Walkford and Highcliffe, within a comfortable walking distance to the main shopping facilities of Highcliffe's Village centre, with its comprehensive shopping and leisure facilities, with the cliff top beyond, with safe sandy beaches and coastal walks to Mudeford Quay and Christchurch Harbour to the west and Barton-on-sea and Milford-on-sea to the east. Hinton Admiral main line railway station is approximately one and a half miles distant, which offers a fast and frequent service to London Waterloo, Bournemouth, Southampton, and Weymouth.





Total Area: 158.0 m² ... 1701 ft²

All measurements are approximate and for display purposes only



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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