



## Poppy Close, Christchurch, Guide price £355,000

HOBURNE FARM, CHRISTCHURCH, £355,000 (GUIDE PRICE). New to the market is this well presented two double bedroom semi detached home being offered with "NO FORWARD CHAIN". It is located on the popular Hoburne development between Highcliffe and Christchurch. This property has a good size rear garden and an open plan front garden with driveway parking for several cars. On entering the house there is a double glazed porch leading into the entrance hall with neutral decor. A modern downstairs cloakroom with contemporary tiled walls and flooring and a white suite. A good size open plan lounge dining room with front and rear aspect and patio doors to the enclosed garden. Just off the dining area is an archway leading into this modern fitted kitchen with free standing cooker and extractor above along with an integrated fridge and space and plumbing for washing machine. Upstairs are two double bedrooms with the main principle bedroom having a built in wardrobe. The bathroom contrasts with the down stairs cloakroom with a white modern suite with grey tiled walls and flooring. There is a single garage attached to the property with rear door to the garden. Electric car charging point. Great location for schools and good access to all locals areas being Mudeford, Highcliffe, Christchurch. DONT MISS OUT ON THIS SUPER HOME, WHICH WOULD MAKE AND IDEAL FIRST TIME BUY OR STEP UP ON THE LADDER.



## PORCH

Upvc brown double glazed porch with opening door and fitted glass panes. Tiled flooring. Double glazed inner front Door with side glass panels leading into entrance hall.

## ENTRANCE HALL

Leading into the entrance hall from the porch with white ceiling, emulsion painted walls and fitted carpet. Ceiling lighting. Light switch. Radiator. Stairs to first floor. Door to lounge and door to cloakroom.

## CLOAKROOM

Door leading into this modern cloakroom with white ceiling, part emulsion and part tiled walls with modern off grey tiles and tiled flooring. White wc. White sink with chrome effect fittings. Upvc double glazed window. Radiator. Ceiling lighting.

## LOUNGE DINING ROOM

21'7" x 12'2" x 8'1" (6.60 x 3.73 x 2.48)

Door leading from the entrance hall into this good size lounge dining room running front to back aspect. White ceiling, emulsion painted decor and fitted carpet. Ceiling lighting. Two radiators. Under stairs cupboard. Upvc double glazed window overlooking the front aspect. Upvc double glazed patio doors leading out to the rear garden. Light switch, plug sockets and TV socket. Archway leading into the kitchen with rear facing aspect. Fireplace with inset fire.

## KITCHEN

7'8" x 6'3" (2.36 x 1.92)

Archway leading from the dining area into this modern fitted kitchen. White ceiling, part emulsion and part tiled walls with fitted lino flooring. A range of fitted units with metal handles and laminate worktops light wood colour. Upvc double glazed window overlooking the rear garden. Slot in free standing cooker. Stainless steel Sink with drainer and mixer tap. Integrated extractor fan with light. Integrated under worktop fridge. Space and plumbing for washing machine. Light switch, plug sockets and fuse switches.

## REAR GARDEN

The rear garden is enclosed by panel fencing and has a lawn area and patio area with door leading into the garage.

## STAIRS AND LANDING

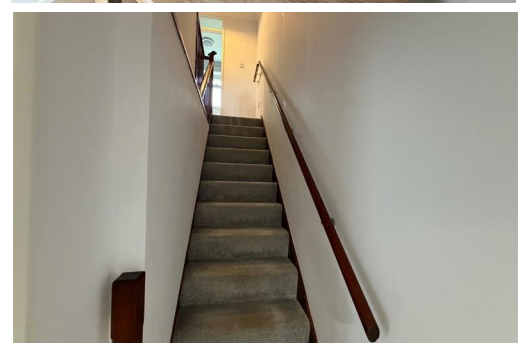
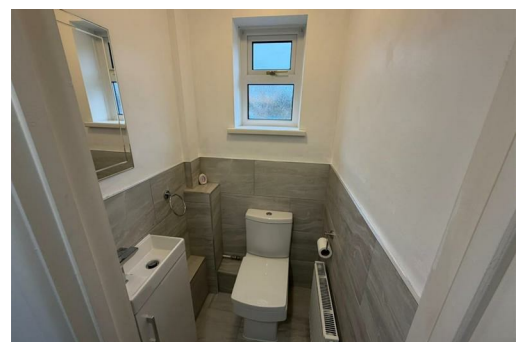
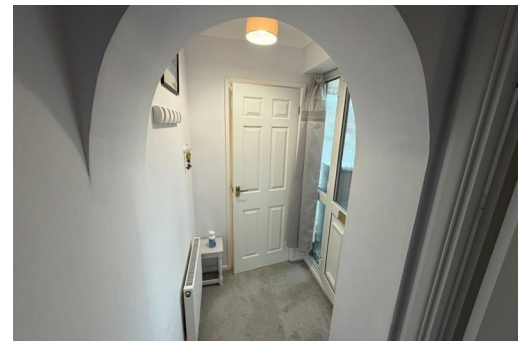
11'5" x 6'9" (3.48 x 2.07)

Continuation of the entrance hall decor to the stairs and landing area with fitted hand rail and with fitted carpet. Ceiling lighting. Doors to all first floor rooms. Built in cupboard with tank inside and shelving.

## BEDROOM ONE (DOUBLE MAIN FRONT)

11'9" x 9'3" (3.59 x 2.82)

Door leading into this good size double bedroom with front facing aspect. White ceiling, emulsion painted decor and fitted carpet. Light switch and plug sockets. Ceiling lighting. Radiator. Upvc double glazed window with front facing aspect. There is a built in cupboard with rail and storage space.



# Thacker & Revitt

EXPERT PROPERTY SERVICE YOU CAN TRUST

## BEDROOM TWO (DOUBLE REAR)

11'6" x 7'6" (3.52 x 2.30)

Door leading from landing into this double bedroom with rear facing aspect. White ceiling, emulsion painted walls and fitted carpet. Light switch, plug sockets. Upvc double glazed window overlooking the rear garden. Ceiling lighting. Radiator.

## BATHROOM

7'1" x 5'6" (2.18 x 1.68)

Door from the landing leading into this modern fitted bathroom with white ceiling and marble pattern light grey tiled walls. Tiled flooring to contrast with the wall tiles. Upvc double glazed window. Radiator. White wc. White sink with chrome effect tap and base vanity cupboard. White bath with side panel, chrome effect fittings and glass shower screen.

## GARAGE

Single garage with double glazed door at the rear and metal up and over main front door. Light and power inside and concrete flooring.

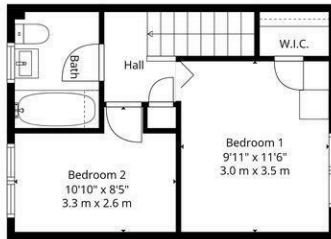
## FRONT GARDEN

The front garden is open plan with patio tiled area and borders. Tarmac drive for several cars leading to garage.

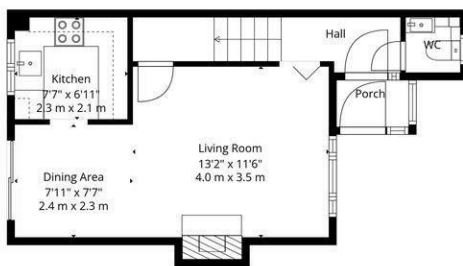
## TENURE

The property is FREEHOLD and is being offered with NO FORWARD CHAIN.





2nd Floor



1st Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



**TOTAL: 662 sq. ft, 61 m<sup>2</sup>**  
 1st floor: 349 sq. ft, 32 m<sup>2</sup>, 2nd floor: 313 sq. ft, 29 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 15 sq. ft, 1 m<sup>2</sup>, FIREPLACE: 7 sq. ft, 1 m<sup>2</sup>, WALLS: 85 sq. ft, 9 m<sup>2</sup>

Whilst Every Effort Has Been Made To Ensure The Accuracy Of This Floor Plan, All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.



## Consumer Protection from Unfair Trading Regulation

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 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. 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 with the agent to view before embarking on any journey to see a property.

## Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

## Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD



Professionals in  
Residential Sales  
and Lettings

T: 01202 748999 • F: 01202 748545

email: [sales@thackerandrevitt.co.uk](mailto:sales@thackerandrevitt.co.uk)

email: [lets@thackerandrevitt.co.uk](mailto:lets@thackerandrevitt.co.uk)

[www.thackerandrevitt.co.uk](http://www.thackerandrevitt.co.uk)

Partners: M.I. Thacker & H.J. Revitt • VAT No. 896 2245 88