



**143 The Meridians, Christchurch, Dorset. BH23 1RD**

**£395,000**



**Ross Nicholas & Company Limited**  
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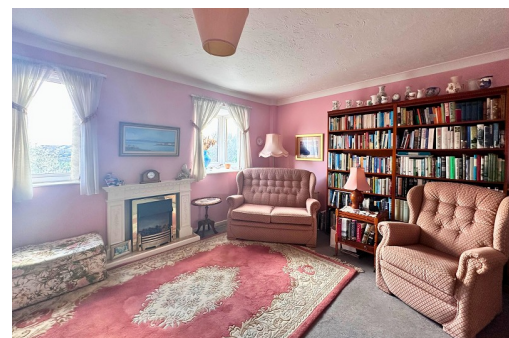




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A rare opportunity to purchase a three bedroom, three storey townhouse at The Meridians. Offered for sale with no forward chain and requiring aspects of cosmetic modernisation this is a remarkable chance to secure a prime property and add your own stamp to it and enjoy all the benefits of living close to the Riverside walks with Christchurch Town Centre just a few minutes walk further on.



## COVERED ENTRANCE PORCH

UPVC part opaque double glazed entrance door leads into the:

## ENTRANCE HALL

Laid to laminate wood flooring, wall mounted panelled radiator, large cloaks storage cupboard, ceiling light point.

## GROUND FLOOR WC

Fitted with a white suite comprising low level flush WC and inset wash hand basin with vanity unit beneath, wall mounted panelled radiator, UPVC opaque double glazed window to front, ceiling light point.

## UTILITY AREA (6' 6" X 6' 1") OR (1.99M X 1.85M)

Fitted with a range of wood fronted base and wall mounted units with an area of laminate roll top work surface over. Inset stainless steel sink unit with drainer adjacent and taps over. Wall mounted Gas fired Worcester boiler. Space and plumbing for automatic washing machine. UPVC double glazed door to the Courtyard style rear garden. Open archway through to:

## BEDROOM 3/STUDY (9' 5" X 8' 4") OR (2.88M X 2.53M)

Currently arranged as an open plan home office but easily reconstructed as bedroom if desired. Continuation of the laminate wood flooring, UPVC double glazed window to rear, ceiling light point, wall mounted double panelled radiator, ceiling light point.

## INTEGRAL GARAGE (16' 10" X 8' 3") OR (5.13M X 2.51M)

Electrically operated roller door, power and lighting, wall mounted Electric consumer unit, meter and Gas meter. Door to Entrance Hallway.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

### FIRST FLOOR LANDING

UPVC double glazed window at the top of the stairs overlooking the front aspect, open plan aspect into the:

### KITCHEN/BREAKFAST ROOM (9' 4" X 8' 3") OR (2.85M X 2.51M)

Open plan providing a wonderfully spacious feel with an abundance of light. Fitted with a good range of wood fronted base and wall mounted cupboard and drawer units with areas of laminate work surface, breakfast bar area with space for two persons, inset composite sink unit with mixer tap over and drainer adjacent, inset four ring Gas hob with fan assisted oven beneath and filter extractor over. Space for tall standing fridge/freezer and space and plumbing for full size dishwasher. Ceiling light point, under cupboard lighting, power points, part tiled walls and tiled splash back.

### LIVING/DINING ROOM (14' 10" MAX X 16' 7" MAX) OR (4.52M MAX X 5.05M MAX)

L- Shaped room, wonderfully bright with two good sized UPVC double glazed windows facing the rear aspect, focal point electric fireplace set into a pre-cast mantel with surround and hearth, serving hatch to Kitchen, two wall mounted panelled radiators, two ceiling light points, power points and television point.

## FROM THE LANDING STAIRS RISE TO THE:

### SECOND FLOOR LANDING

Access into the roof space via hatch, UPVC double glazed window to front. Doors to all Second floor rooms.

### BEDROOM 1 (12' 9" X 11' 1") OR (3.89M X 3.37M)

Providing a lovely sunny outlook to the rear over the neighbouring playing fields and with a view of the Christchurch Priory in the background. Fitted with a good range of bedroom furniture comprising a full bank of wardrobes with mirror fronted doors providing hanging space and shelving, recessed fitted dressing table with lighting over and stool recess. Further cupboard units either side of the bed recess with reading lights in situ and over bed storage cupboards. Ceiling light point, power points, wall mounted panelled radiator. Opening to the:

### EN SUITE

Comprising an enclosed shower cubicle with concertina door and inset fittings, surface mounted wash hand basin with mixer tap and vanity unit beneath. Ceiling light point, fully tiled walls and floor.

### BEDROOM 2 (8' 9" X 8' 6") OR (2.67M X 2.60M)

UPVC double glazed window to the front aspect, fitted bedroom furniture comprising wardrobes and over bed storage cupboards. Wall mounted panelled radiator, ceiling light point, power points.

### BATHROOM

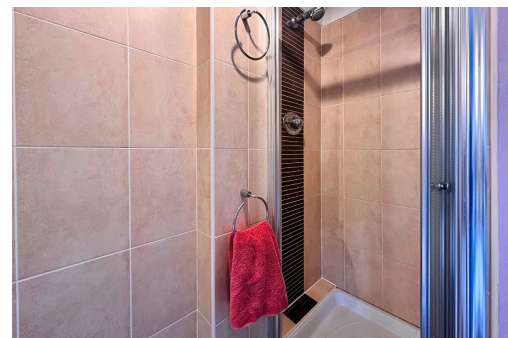
Large airing cupboard housing the hot water cylinder and slatted linen shelving. The Bathroom is fully tiled with a panel enclosed bath with mixer tap and hand shower attachment, hidden cistern style low level flush WC and inset wash hand basin with vanity unit beneath, mirror over with lighting and cupboard adjacent.

### OUTSIDE

The rear garden is a delightful, private, South Easterly facing feature being hard landscaped for ease of maintenance. Laid to paving with a raised pea gravel border for pots and all enclosed by timber panel fencing. Pedestrian access gate then leads into a rear passageway in turn leading to the front of the property.

### THE APPROACH

Laid to macadam and providing off road parking for two vehicles.



## DIRECTIONAL NOTE

From our office in Highcliffe proceed along the Lymington Road towards Christchurch. At The Fountain Roundabout take the second turning onto Sopers Lane and follow all the way to the end whereby you will continue straight ahead onto The Meridians. Take the first right into Wentworth Drive and right again at the T-junction where the property will be found at the end of the Cul-de-sac and numbered.

## 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.

## EPC RATING

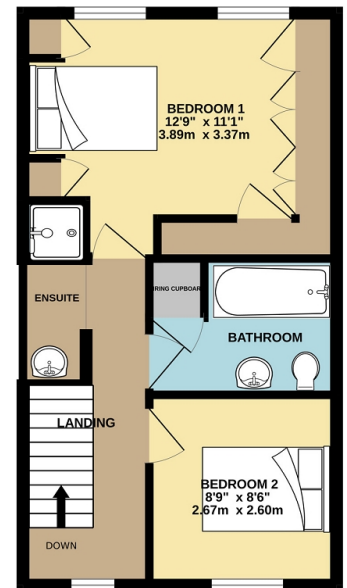
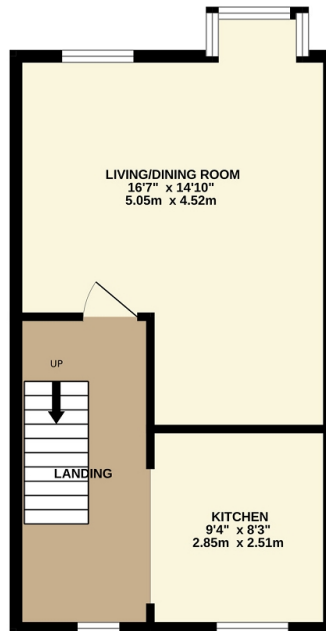
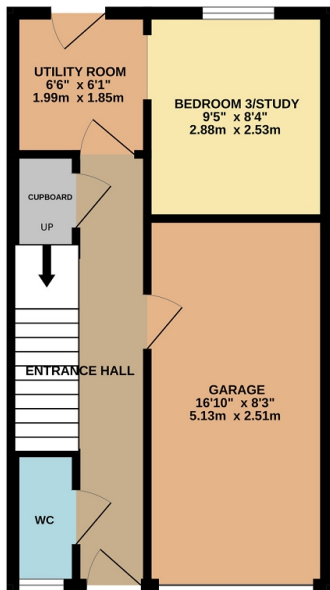
The EPC rating for this property is TBC



GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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