



# 15 Gordon Way

Burton, Christchurch, BH23 7NN

Guide price £425,000





# 15 Gordon Way

Burton, Christchurch, BH23 7NN

## Guide price £425,000







Located on Gordon Way in Burton is this detached bungalow requiring some modernisation throughout. The feature of this property is the beautiful countryside views over the water meadows to the rear. There is potential to extend (subject to planning).

The current layout comprises an entrance hall, lounge, conservatory, kitchen, three double bedrooms and a bathroom with separate WC.

Further benefits to the property include gas central heating and UPVC double glazing.

Externally the property benefits from a large driveway providing off road parking for several vehicles and a detached garage. There is a rear garden overlooking the countryside with the potential to landscape.

The property is offered with no forward chain.

The property is situated in the popular area of Burton in BH23. The town centre of Christchurch is a short drive away and has a plethora of shops, restaurants, pubs and cafes. For the commuters, Christchurch or Hinton Admiral train stations provide regular services to Bournemouth, Southampton and London. Bournemouth International airport is a short drive away. Primary and secondary schools are within close proximity.

Copyright: - All photos, videos, and drone footage are copyrighted by Stour Estates. All rights reserved.

Any redistribution or reproduction of part or all of the

contents in any form is prohibited other than the following:

1. You may print or download to local hard disk extracts for your personal and non-commercial use.
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Stour Estates as the source of the material.

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.

Tel: 01202 287847











### **Road Map**

# Alder C. Map data ©2025

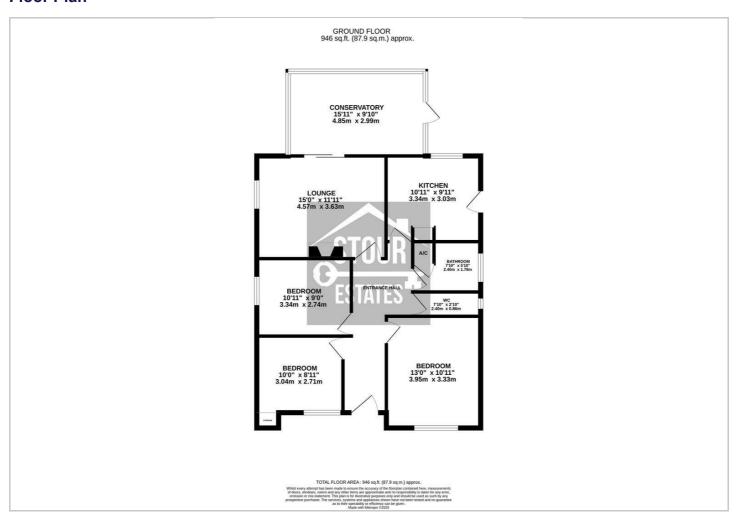
### **Hybrid Map**



### **Terrain Map**



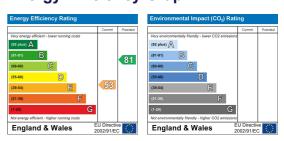
### **Floor Plan**



### **Viewing**

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

### **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.