



ELDERBERRY LANE, Christchurch



LLOYD YOUNG HOMES



2 BEDROOMS



SUNNY REAR GARDEN



POPULAR
RESIDENTIAL
LOCATION



GARAGE IN NEARBY
BLOCK

Potential.

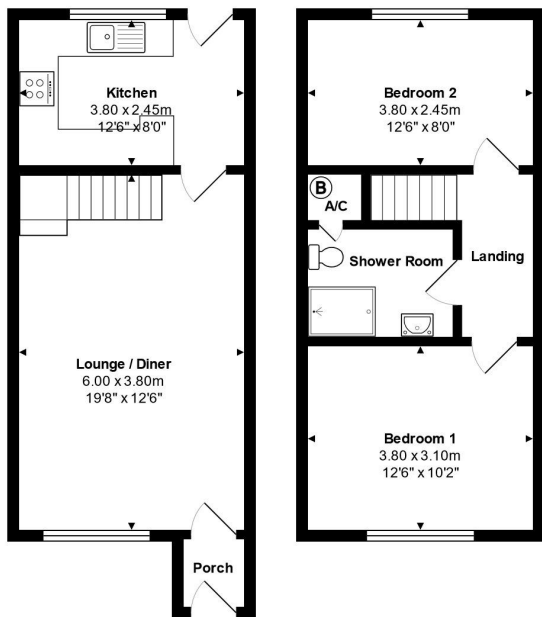
Perfect for first time buyers, couples, investors and singles. This house is ready for an injection of modern decor and TLC. A sound home with gas central heating, sunny garden and a garage.

This is an opportunity to purchase a solid, honest freehold home and make it your own. Proudly sitting on an end of terrace plot with a South facing rear garden laid to patio and lawn. The potential here is truly exciting. Priced keenly for those looking for an investment, first-time project or those wanting to downsize.

Found at the quiet end of Elderberry, this house is nestled in a corner, set back from the road and is a 10 second walk away from its garage in a private block. A front porch is handy for kicking shoes off and acts as a partition to the main living space. The lounge area here is large enough to utilise space under the stairs (currently a second office space) and is crying out for a fresh overhaul. Stairs from this room lead to the first floor.



LLOYD YOUNG HOMES



All measurements are approximate and rounded to nearest 10mm .5 inch and are for display purposes only. Garages, conservatories, sun rooms, etc, are not included in total floor areas.

Scope.

The kitchen has plenty of scope for maximal worktop space overlooking the garden- accessed via a patio door here. Others in the row have added conservatories and we're excited to see if the buyers opt for an extension here. The garden is also ready for your best Pinterest ideas- square and easy to work with, collecting plenty of sun throughout the day thanks to a Southerly orientation and currently laid to patio and lawn with borders. Lean-to side storage is super handy and is large enough for sports gear such as paddle boards and bikes, tools etc. and is accessed via the front, or rear.

More Potential.

Upstairs, two double bedrooms are split front and back by a family shower room. The outlook from both bedrooms is pleasant, with plenty of greenery to remind you that you're just a ten minute walk from everything that Mudeford has to offer. A cupboard in the shower room hold the relatively new Gas Combination boiler (one important job you can cross off the list)

Local amenities are truly on your doorstep- Mudeford Quay, Christchurch Town Centre Avon Beach are short walks away, with a local grocery shop even closer, for daily essentials. Don't miss the chance to revamp and relish this keenly positioned offering.

3D Interactive Virtual Tour Live (VR Headset Compatible)

Council Tax Band C

EPC Rating C



01202 800571
info@lloydyounghomes.com
www.lloydyounghomes.com

