



Connells

Campbell Road
Burton Christchurch



Property Description

Connells Southbourne are pleased to present this semi-detached house, located in a cul de sac within the popular village of Burton. The property is offered for sale in excellent condition and comprises two double bedrooms, a spacious sitting room / diner, modern kitchen and bathroom, a pleasant conservatory to the rear of the property and a fantastic enclosed rear garden, which is a particular feature of this stylish house. Viewing is highly recommended!

Burton is a popular village on the outskirts of the Historic priory town of Christchurch which offers a variety of amenities for all ages. It has a strong community feel with a village green as its heart. The Green has a local shop, doctors surgery and 2 churches. There is a flat walk into Christchurch town centre from the village along the causeway and next to the water meadows. Alternatively, you can catch a bus into Christchurch, with further connections to Bournemouth.

Approach

Mainly laid to shingle providing off road parking for two vehicles. Block paved pathway leading to the front door, which opens into the;

Entrance Hall

Double glazed window to the side aspect, large under stairs storage cupboard, radiator and stairs to first floor. Door into

Sitting / Dining Room

19' 4" x 9' 4" (5.89m x 2.84m)

Double glazed window to the front. Decorative built in fireplace. TV point. Radiator. Double glazed sliding door into the;

Conservatory

8' 4" x 8' 4" (2.54m x 2.54m)

UPVC and brick construction with door leading to the rear garden.

Kitchen

9' 2" x 7' 3" (2.79m x 2.21m)

Double glazed window to rear aspect. Fitted with a range of base and wall mounted storage cupboards with inset electric hob with extractor hood over and electric oven under. Tiled splashbacks. Space and plumbing for washing machine and dishwasher. Space for undercounter fridge and freezer. Built in larder. Serving hatch into dining area. Double glazed door to the side.

First Floor Landing

Double glazed window to side aspect. Access to loft via hatch. Doors to bedrooms.

Bedroom One

13' 9" x 9' (4.19m x 2.74m)

Double glazed window to front aspect. Large built in storage cupboard. Radiator. TV point.

Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m)

Double glazed window to rear aspect. Large built in storage cupboard. TV point. Radiator.

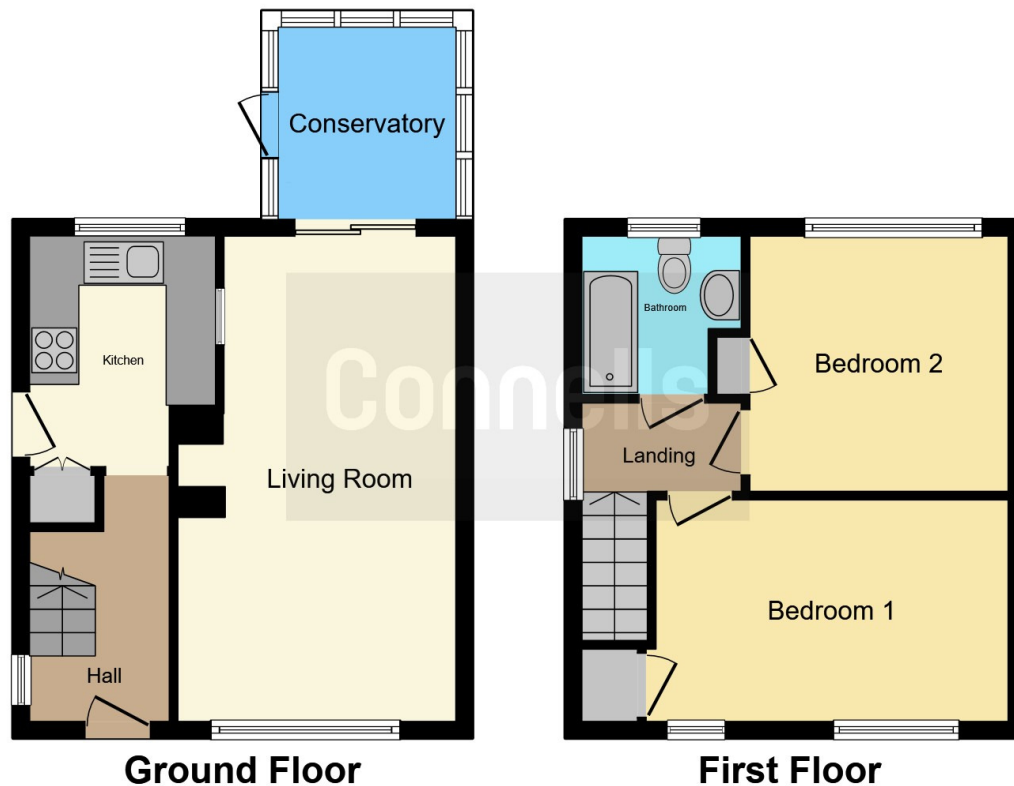
Bathroom

Obscure double glazed window to rear aspect. Modern suite comprising a panel enclosed bath with electric shower over. Low level WC and pedestal hand wash basin. Chrome heated towel rail. Fully tiled floor and walls.

Rear Garden

Enclosed on all sides with access from the front via a pathway which extends along the side of the property. The garden is particular feature of this home with a good size patio area adjoining the rear of the house. The remainder has been laid out with artificial grass which is further complemented by borders which have been constructed from wooden sleepers and large decorative bolders.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

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Tenure: Freehold



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