



Connells

Winkton Close
Burton Christchurch

Winkton Close Burton Christchurch BH23 7LX

for sale offers in the region of
£260,000



Property Description

Connells Southbourne present an extended two-bedroom terraced house in the popular village of Burton. This deceptively spacious house is located in a quite cul de sac position. The accommodation on offer comprises a sizeable sitting / dining room, modern kitchen and bathroom. The property also benefits from having solar panels fitted which are owned and helps reduce energy costs. This is definitely a property that is highly recommended for viewing. Offered with no forward chain.

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.

Entrance Porch

Double glazed window to the side. Inner door opening into the;

Sitting / Dining Room

24' 2" max x 12' 6" max (7.37m max x 3.81m max)

Double glazed bay window to the front aspect. Cupboard housing electric meter. Tiled fireplace with electric fire. Telephone point. Stairs to the first floor landing.

Kitchen

11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed window to the rear aspect. Fitted with a range of base and wall mounted storage cupboards. Inset electric hob with extractor hood over electric oven under. Stainless steel sink and drainer unit. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge freezer. Built in storage cupboard. Double glazed door to the rear garden.

First Floor Landing

Built in airing cupboard. Doors to all rooms.

Bedroom One

13' 8" x 9' 2" (4.17m x 2.79m)

Double glazed window to the front aspect. Built in wardrobe and storage cupboard. Under floor heating.

Approach

Block paved pathway leading to the double glazed front door, which opens into the;

Bedroom Two

10' 5" x 7' 3" max (3.17m x 2.21m max)

Double glazed window to the rear aspect.

Bathroom

Obscure glazed window to the rear. Three piece suite comprising panel enclosed bath with chrome shower attachment over. Pedestal hand wash basin. Low level WC. Chrome heated towel rail. Part tiled walls.

Outside

Enclosed on all sides with timber gate to side. Timber shed. Laid to lawn with patio area adjoining the rear of the property.

Agents Note

Council Tax Band: C





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

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EPC Rating: D

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Tenure: Freehold



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