



## 4 Redcliffe Close

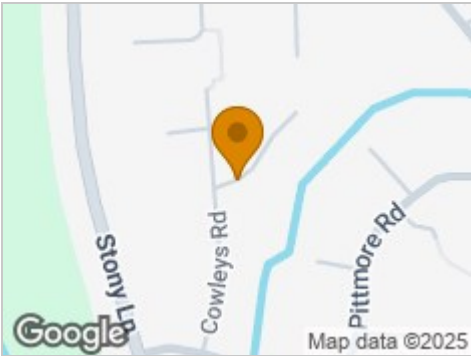
Burton, Christchurch, BH23 7NA

Offers In Excess Of £300,000





Road Map



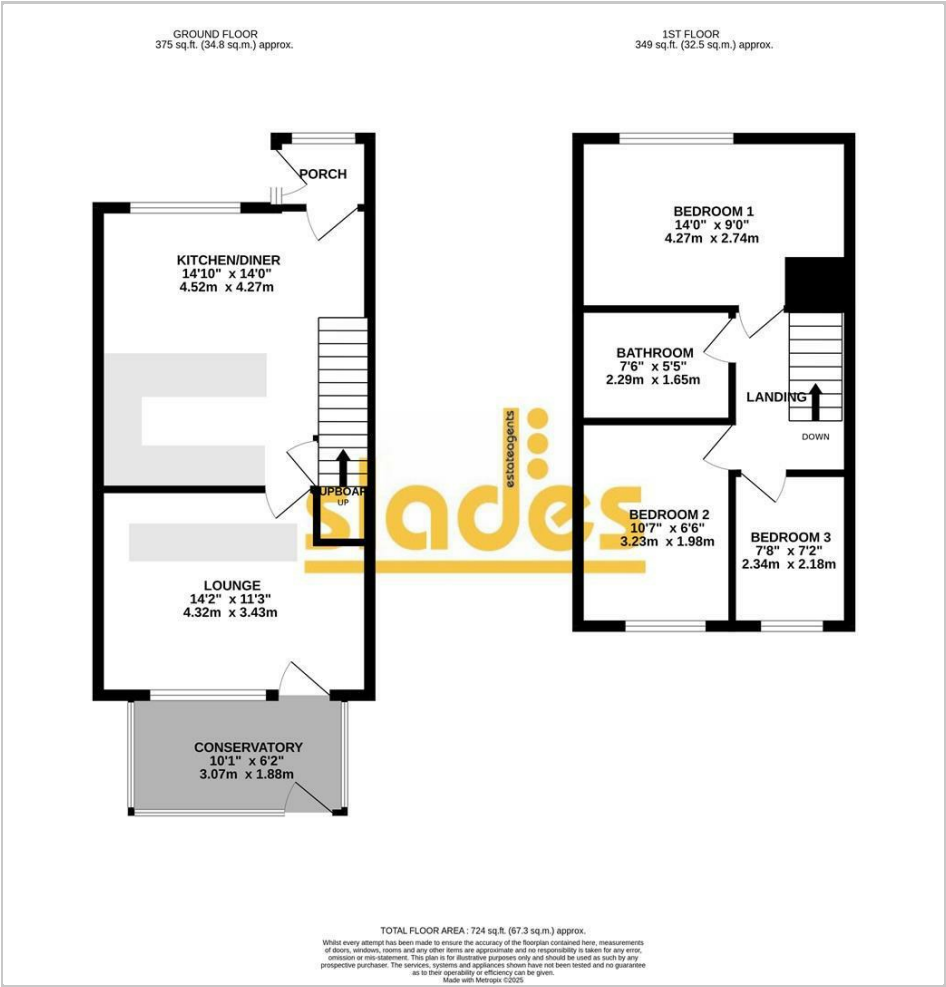
Hybrid Map



Terrain Map



Floor Plan



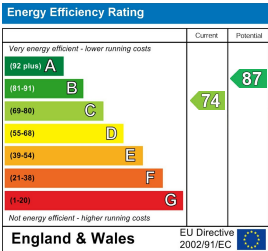
- MODERN TERRACE HOUSE
- SITUATED AROUND A PICTURESQUE COMMUNAL GARDEN
- LIVING ROOM
- KITCHEN/ DINER
- CONSERVATORY
- 3 GOOD SIZED BEDROOMS
- MODERN BATHROOM
- PRIVATE GARDEN
- GARAGE
- NO CHAIN

Viewing

Please contact our Slades Estate Agents Office on 01202548855 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.

**\*\* NO FORWARD CHAIN A well presented, recently redecorated, 3 BEDROOM terraced house with PRIVATE GARDEN and GARAGE**



The accommodation with approximate room sizes comprises of a uPVC double glazed ENTRANCE PORCH with floor to ceiling frosted glazing. Useful cloaks hanging space, ceiling light and further door to

#### OPEN PLAN KITCHEN/DINER

14'10 x 14 (4.52m x 4.27m)

having three light fittings, radiator with thermostatic valve and laminate wooden flooring throughout. The kitchen area comprises of matching wall and base level cabinets with end display cabinets, roll top working services with inset one and a quarter bowl single drainer stainless-steel sink and mixer tap over. Space and plumbing for appliances. Useful under stairs STORAGE/ AIRING CUPBOARD with light, low level gas and electric meters, consumer units and factory lagged hot water cylinder with emersion heater.

#### LIVING ROOM

14'2 x 11'3 (4.32m x 3.43m)

central pendant light, radiator and wall thermostat for central heating control and programmer. Further uPVC double glazed window with door leading into the

#### CONSERVATORY

10'1 x 6'2 (3.07m x 1.88m)

having a sloping polycarbonate roof and surround floor to ceiling glazing. Further door into garden.

#### STAIRCASE

a staircase from the kitchen diner leads to FIRST FLOOR LANDING with central pendant light, access to loft space with pull down ladder and doors to

#### BEDROOM 1

14 x 9 (4.27m x 2.74m)

being of a generous size with central pendant light, radiator and uPVC double glazed window to the front elevation.

#### BEDROOM 2

10'7 x 6'6 (3.23m x 1.98m)

central pendant light, radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM 3

7'8 x 7'2 (2.34m x 2.18m )

central pendant light and uPVC double glazed window to the rear elevation.

#### BATHROOM

7'6 x 5'5 (2.29m x 1.65m)

textured ceiling and modern LED light fitting, extractor unit and radiator. Modern white suite comprised with a 'P' shaped combined shower/ bath with a curved glazed screen, chrome mixer taps and wall mounted Mira Sport electric shower. Close couple WC with dual central flush and pedestal wash hand basin with chrome monobloc tap. Modern mirrored medicine cabinet and fully tiled walls.

#### OUTSIDE

the property is situated around a communal garden area with ample visitor parking spaces. To the rear of the property there is a service road that leads to the GARAGE with an up and over door and a trades door into the PRIVATE REAR GARDEN. There is also a PRIVATE REAR GATE which leads into the rear garden. The garden is predominately laid to lawn being fully

enclosed by panel fencing and a low level wall with established shrub borders.

