



36 Howard Close

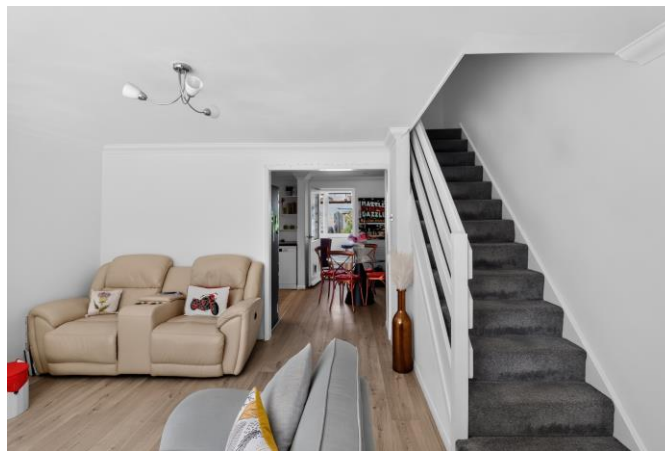
DenisonS

36 Howard Close

Christchurch, BH23 3HY

£350,000

This beautifully presented and thoughtfully modernised three-bedroom terraced home offers stylish, light-filled accommodation throughout and is ideal for families, first-time buyers, or those looking to be close to the coast. The welcoming lounge is bright and airy, providing the perfect space to relax, while the contemporary kitchen/diner has been finished to a high standard and offers an excellent space for both everyday living and entertaining. Upstairs, the property boasts three well-proportioned bedrooms, with the generous main bedroom benefiting from ample built-in storage. A modern family bathroom completes the first floor. Further enhancing the home is a fully boarded loft with a retractable ladder, providing excellent additional storage. Outside, the low-maintenance rear garden provides an attractive space to enjoy the warmer months with minimal upkeep. The property also benefits from a garage and on-road parking, offering added convenience. Ideally situated within excellent local school catchments, the property is just a short distance from a range of everyday amenities. The highly regarded beaches at Mudeford and Avon are also within easy reach, making this an ideal home for those seeking a wonderful balance of family living and coastal lifestyle. Early viewing is highly recommended to fully appreciate the quality of finish, practical living space, and fantastic location this superb home has to offer.



Entrance Porch

Sitting Room 13' 11" x 14' 9" (4.24m x 4.49m)

Kitchen/Dining Room 10' 4" x 14' 9" (3.15m x 4.49m)

Utility Room

Garden

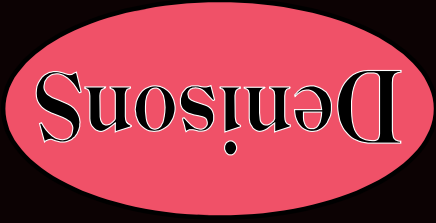
Bedroom 1 16' 0" x 8' 1" (4.87m x 2.46m)

Bedroom 2 10' 11" x 8' 4" (3.32m x 2.54m)

Bedroom 3 9' 1" x 8' 1" (2.77m x 2.46m)

Family Bathroom



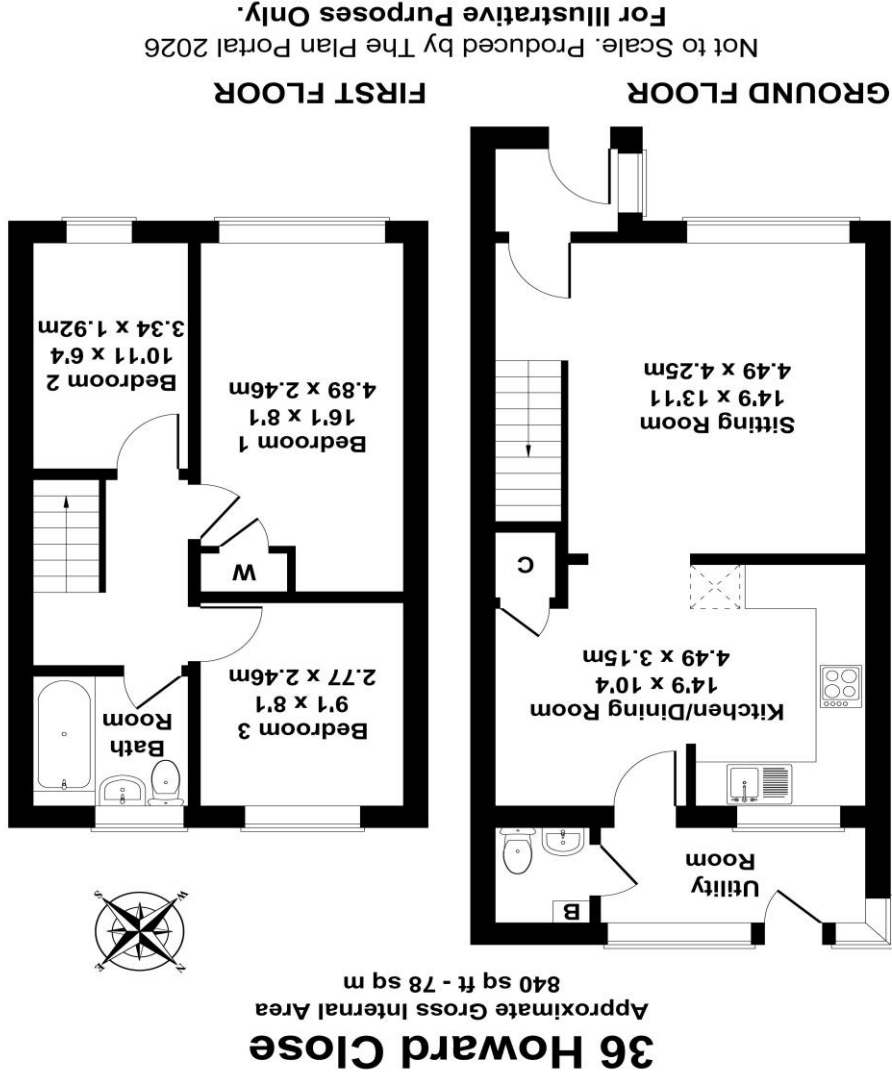


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	
		70 C	

