Peppercorn Close ~ Christchurch ~ BH23 3BL

16 High Street, Christchurch Dorset BH23 1AY
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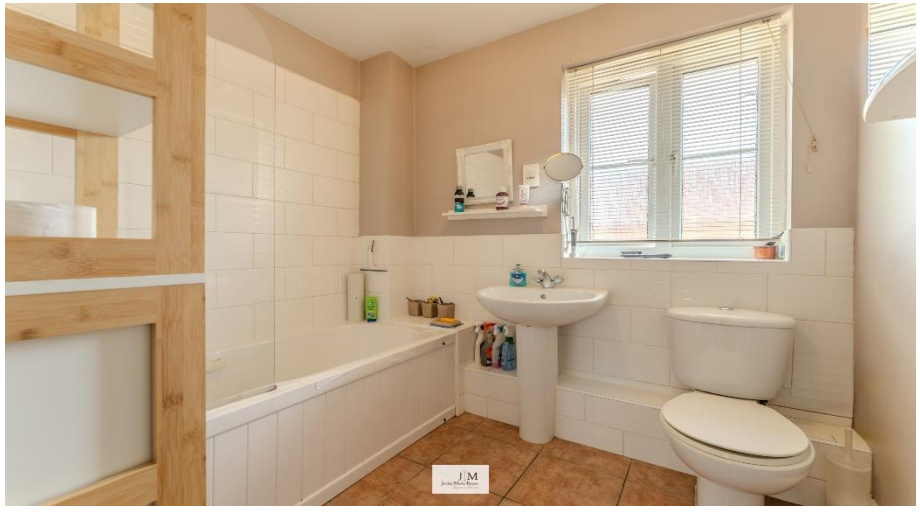

Ideally situated on a desirable residential street, this well-appointed three-bedroom residence is superbly situated close to Christchurch Town Centre and located close to good public transport links to Bournemouth, Poole and the surrounding areas. The well-presented accommodation is arranged over two floors and comprises an entrance hallway with WC, doors lead off from the hallway to the generous living area which provides ample space for dining and benefits from French doors to the enclosed rear gardens and understairs storage cupboard, the ground floor continues into the front aspect kitchen breakfast room which offers a wide range of contemporary wall and base units and electric oven, space for appliances. Stairs lead to the first floor comprising master bedroom with rear aspect and built in wardrobe, additional double guest bedroom and further single bedroom, contemporary family bathroom with white suite. Externally the property benefits from an open plan front garden, single garage with tandem parking for two vehicles in front and pedestrian access to the the rear gardens which are enclosed and mainly laid to lawn with shrub borders, timber storage shed and decked and gravel entertaining areas.

Floor Plan

766 Internal SQ. FT

71 Internal SQ. M

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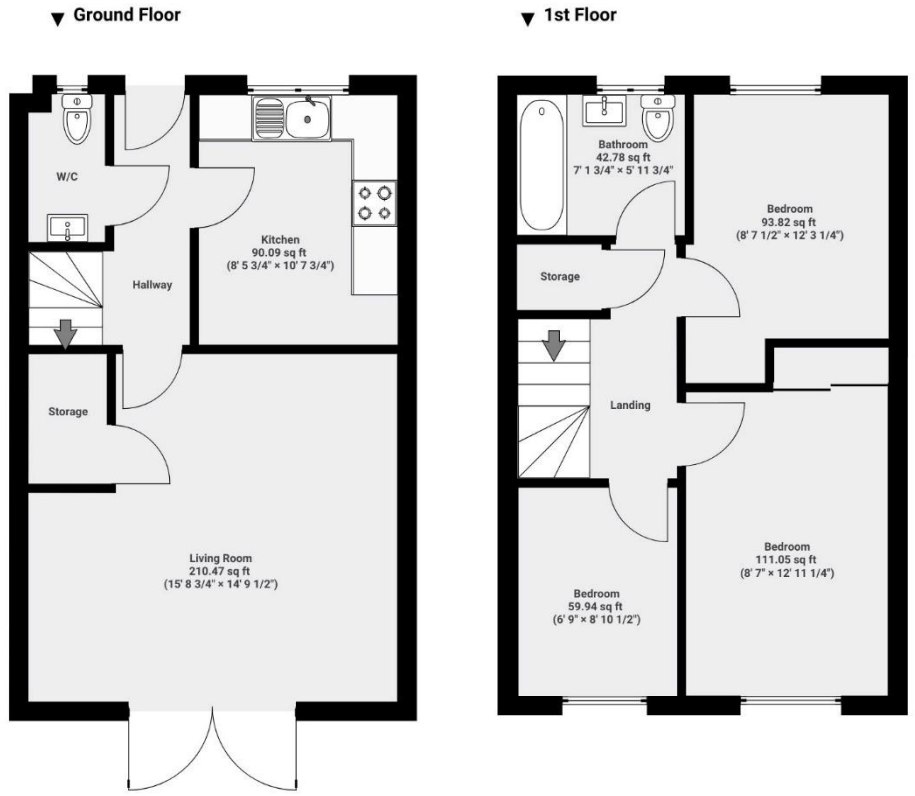
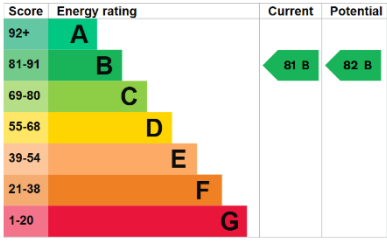
Christchurch
BH23

Total area (Approx):

766.78 sq ft
71.26 sq m



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions. FJVISUALS



Situation

Superbly situated close to Christchurch Town Centre with its numerous bars and restaurants, historic Priory and Quay and with a thriving weekly market this desirable property is located on excellent public transport links to Bournemouth, Poole, Salisbury and the surrounding areas.

Local Authority

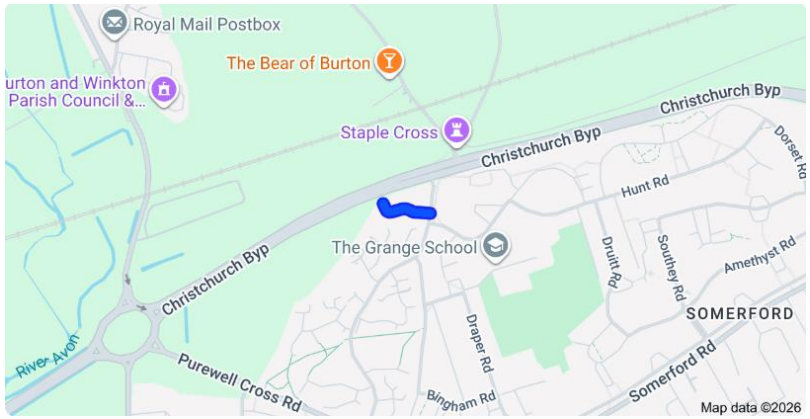
BCP Council ~ Council Tax Band D.

Asking Price

£365,000

Tenure

Freehold ~ Estates Charge £198.95 Per Year. (£600 Transfer Fee)



Disclaimer Property Details: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to ma give any representation or warranty in respect of the property.

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