



**20 Le Patourel Close, Christchurch**  
Christchurch

**£335,000**

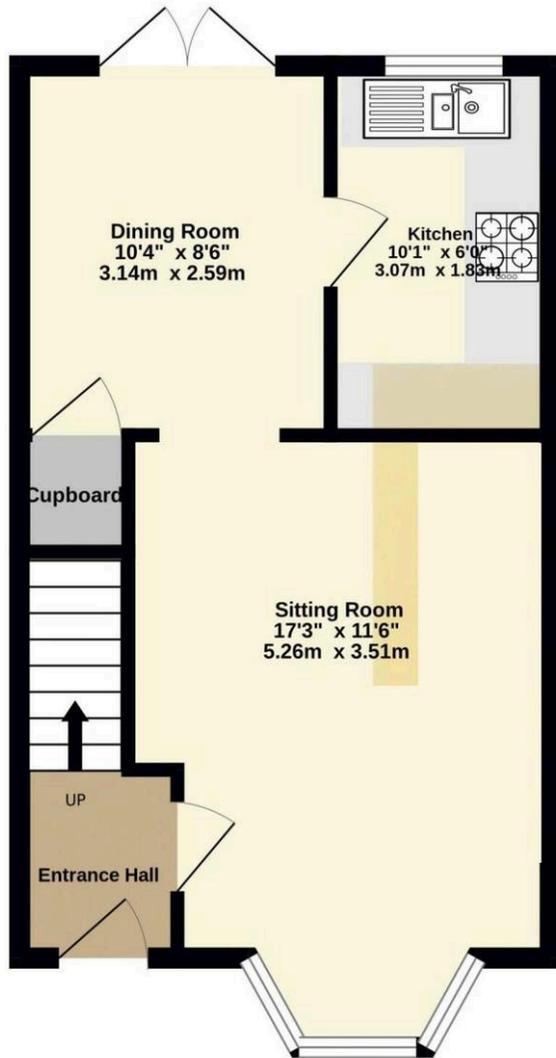


## 20 Le Patourel Close

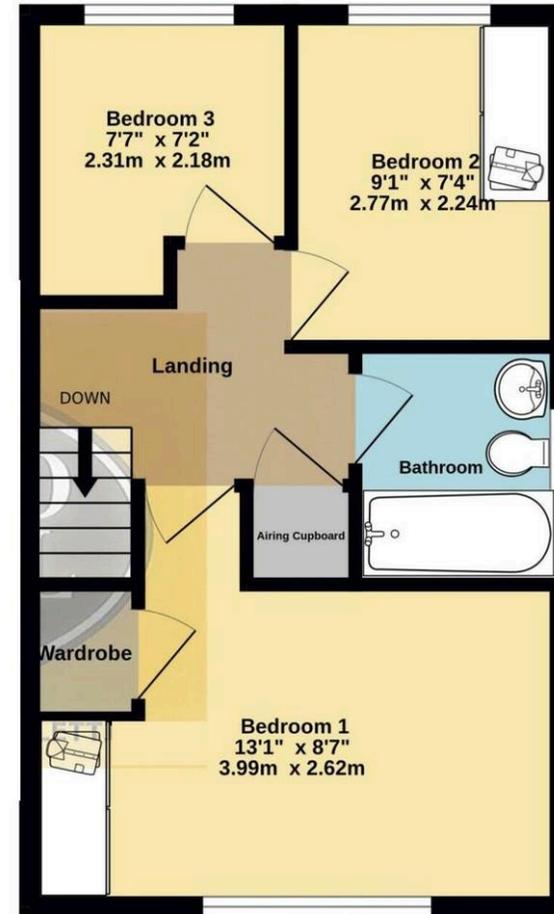
Christchurch, Christchurch

Superbly located this three bedroom semi-detached property offers internal living space extending to 764 Sq Ft ideally situated on the much sought after Purewell Meadows Development within walking distance of the historic market town of Christchurch. The ground floor accommodates a generous sitting room with feature bay window with front aspect leading to the well-appointed kitchen with extensive range of wall and base units', Ample space for dining and sliding glazed double doors opening onto the private enclosed rear gardens. The first floor accommodation comprises a master bedroom with front aspect and built in wardrobes, guest double bedroom and further single bedroom both with rear aspect, family fully tiled bathroom with corner shower and contemporary white suite. The property further benefits from a driveway allowing off road parking for One vehicles and pedestrian access to the private enclosed rear garden which is laid to lawn with paved entertaining areas, mature shrub borders and timber shed.

GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 20 Le Patourel Close

Christchurch, Christchurch

Situation Located within the much sought after Purewell Meadows Development within walking distance of Christchurch Town Centre with its thriving High Street and many amenities and also close to Stanpit Nature Reserve and popular Mundeford Quay. Local Authority and School Catchments BCP Council, Council Tax Band D Somerford Primary School & The Grange School

Asking Price: £350,000

Council Tax band: D

Tenure: Freehold

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