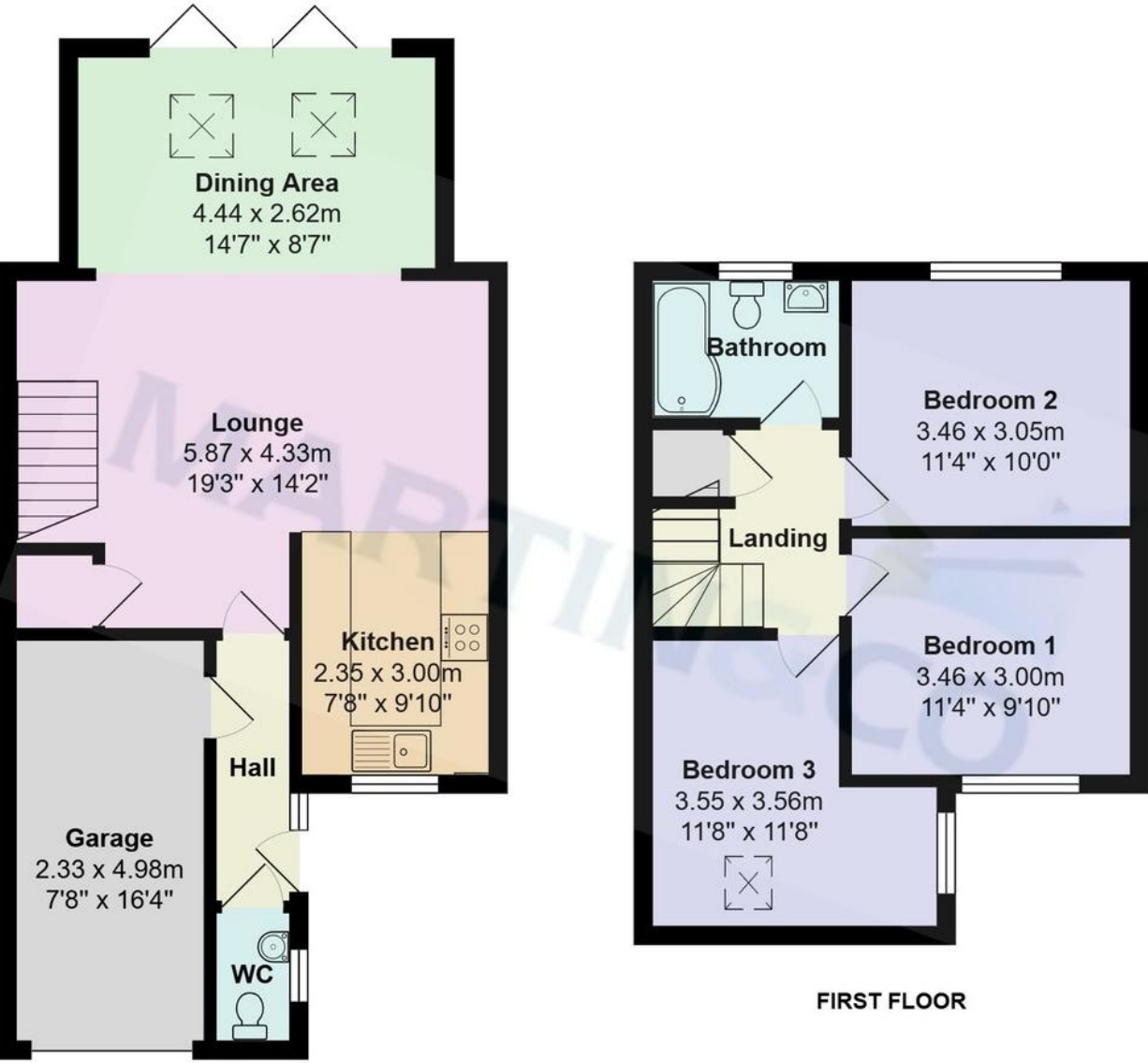


Property Location
Christchurch, Dorset

Christchurch is a historic coastal town immediately east of Bournemouth, forming part of the Bournemouth, Christchurch and Poole (BCP) Council area. It is one of Dorset's most desirable places to live, offering a blend of medieval heritage, beautiful waterfront scenery, excellent schools and easy access to both Bournemouth and the New Forest.



Total Area: 102.9 m² ... 1107 ft²
All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Bernards Close, Christchurch

Guide Price £425,000

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Key features:

- Christchurch Location
- Three Bedrooms
- Fully Refurbished
- High Standards
- Cul-De-Sac Location
- Private Driveway
- Garage
- Downstairs W/C
- Rear Garden
- Rear Extension
- Gas Central Heating
- Modern Decor



Why you'll like it

A beautifully refurbished and thoughtfully extended three-bedroom family home, situated in a highly sought-after residential location close to Christchurch town centre, local schools, transport links and the stunning Dorset coastline. The current owners have comprehensively renovated and improved the property themselves over the last four years, creating a stylish and contemporary home finished to an exceptional standard throughout. A particular feature is the impressive full-width rear extension which has transformed the ground floor living accommodation, providing a superb open-plan living and entertaining space flooded with natural light.

The accommodation comprises an inviting entrance hall, a spacious lounge and a stunning modern kitchen/dining/family room with ample space for both everyday living and entertaining. The rear extension opens onto the garden, creating an excellent indoor-outdoor flow. Upstairs, there are three well-proportioned bedrooms along with a beautifully appointed family bathroom finished in a modern style. Externally, the property benefits from a low-maintenance rear garden designed for ease of upkeep and year-round enjoyment. To the front there is a private driveway providing off-road parking, in addition to a garage offering further storage or parking options. Further benefits include modern décor throughout, quality fittings, double glazing and gas central heating.

Properties finished to this standard in such a desirable Christchurch location are rarely available, making early viewing highly recommended.

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

Agent's Notes:
Tenure: Freehold
parking: Driveway
Council Tax: D | EPC: D

We hereby disclose that the vendor of this property is an employee/member of staff of Martin and Co Bournemouth.

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).

2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.

3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.

4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.

5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.

AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.

