

17 Moorcroft Avenue, Burton, Dorset. BH23 7HX

£199,950







Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777



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A well presented first floor flat benefitting from its own private entrance with a garden to the rear as well as a garage in a block nearby. The property has been refurbished in recent times with a modern Kitchen and walk-in shower room as well as modern LED downlights in each room. No forward chain.







ENTRANCE HALL

Accessed via a composite entrance door with opaque double glazed inserts, space for coat hooks etc. Stairs rise to the:



FIRST FLOOR LANDING

Access into the roof space via hatch. Airing cupboard with radiator and slatted linen shelving. Doors to all rooms.

LIVING/DINING ROOM (14' 11" X 10' 2") OR (4.55M X 3.11M)

A lovely and bright room with large UPVC double glazed window to the front aspect. Focal point fireplace with tiled surround and large timber mantel over, space for electric fire. Power points, television point, wall mounted panelled radiator, inset LED ceiling spotlights.

KITCHEN (10' 11" X 6' 5") OR (3.32M X 1.96M)

Fitted with a good range of base and wall mounted cupboard and drawer units in a modern Grey finish with areas of laminate roll top work surface over. Space for tall standing fridge/freezer, space and plumbing for washing machine. Inset LED ceiling spotlights. Inset four burner Gas hob with fan assisted oven beneath and filter extractor canopy over. Inset stainless steel sink unit with drainer adjacent and mixer tap over. UPVC double window to rear. Wall mounted Gas fired combination boiler. Wall mounted panelled radiator.

BEDROOM 1 (14' 8" X 9' 4") OR (4.46M X 2.85M)

Fitted bedroom furniture with wardrobes framing a bed recess with over bed storage cupboards, bedside tables and open display shelving also. UPVC double glazed window to front, inset LED ceiling spotlights, wall mounted panelled radiator, power points.

BEDROOM 2 (11' 3" X 7' 9") OR (3.43M X 2.37M)

Widening to 2.87m in the door recess. UPVC double glazed window to the rear aspect, ample space for fitted or freestanding bedroom furniture, inset LED ceiling spotlights, wall mounted panelled radiator, power points.

SHOWER ROOM

Refitted in recent times with a modern white walk-in shower with glass screen and chrome fitments. Inset wash hand basin with vanity unit beneath and low level flush WC adjacent. Wall mounted chrome ladder style towel radiator, inset ceiling spotlights, UPVC opaque double glazed window to rear.

OUTSIDE

The property benefits from a garden area to the rear accessed from the communal pathway situated adjacent to the parking area at the rear/side of the terrace. the garden is laid mainly to paving with some mature shrubs and plants and fencing to the four sides.

GARAGE & PARKING

Opposite the property there is a block of garages and the property benefits from the first one on the right hand side block with a metal up and over door. Parking is available immediately abutting the garages and on the road on a first come first served basis.

LEASEHOLD & MAINTENANCE FEES

The property is sold on a Leasehold tenure with the balance of a 99 years lease from June 2017 leaving just over 90 years remaining. Ground Rent is payable annually and is £250. We believe Maintenance is charged and we await details of this.

DIRECTIONAL NOTE

From our office proceed along the A337 towards Christchurch taking the second exit at the Hoburne Roundabout and again at the Somerford roundabout onto the Christchurch Bypass. Follow this until reaching the Stony Lane roundabout and take the fifth exit doubling back on yourself down the Bypass taking the left hand turning mid way down onto Salisbury Road. Continue along here until passing by the Village green and reaching Woodstock Road on your left. Turn here and left again onto Moorcroft Avenue where the property will be found on the right and is numbered.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

AGENTS NOTE

Some photos have been edited and virtually staged using AI. The physical properties of the rooms remain the same and this is only for presentation purposes.

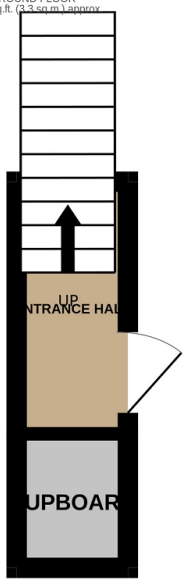
TENURE

The resale tenure for this property is Leasehold

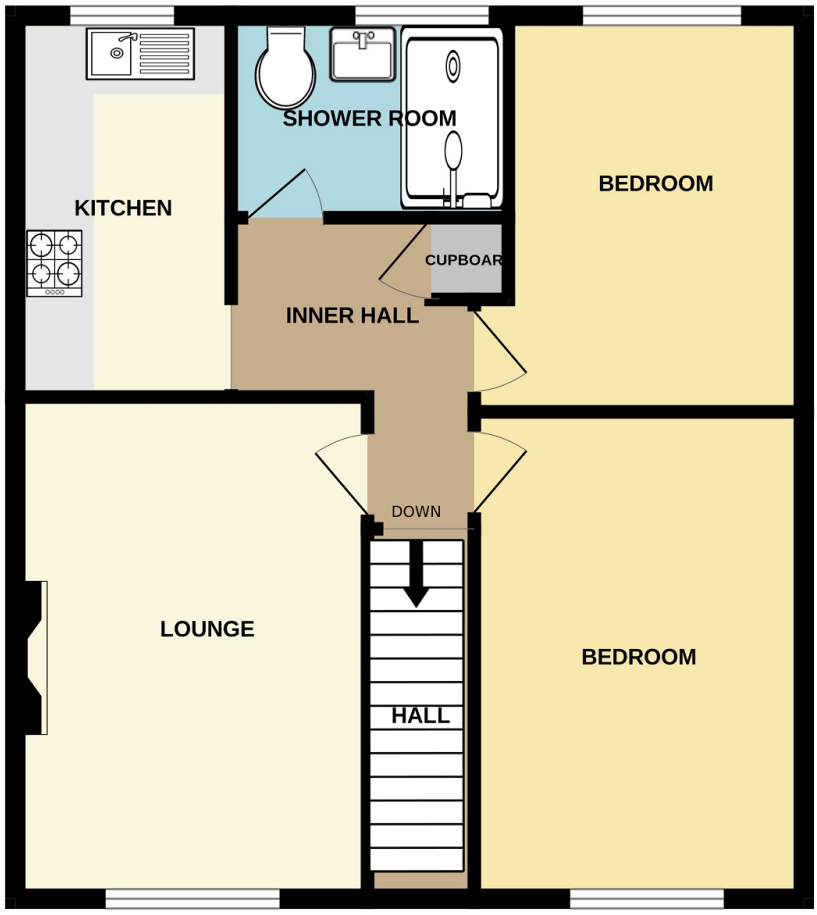
EPC RATING

The EPC rating for this property is C76

GROUND FLOOR
36 sq.ft. (3.3 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



17 MOORCROFT AVENUE

TOTAL FLOOR AREA : 614 sq.ft. (57.1 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.