

FOOTNERS LANE,
BURTON, BH23 7NT





£550,000 FREEHOLD

A spacious, detached bungalow situated in one of the best roads in Burton, positioned on a larger than average plot, featuring ample off road parking to the front, garage and a wonderful sunny rear garden. This lovely home is located just a short walk to the local amenities and village green and offers scope for further extension (STPP). Viewing advised.

TWO DOUBLE BEDROOMS • FAMILY BATHROOM • FITTED KITCHEN • LOUNGE/DINING ROOM
• SOUTH FACING GARDEN •
GARAGE • OFF ROAD PARKING • SCOPE FOR EXTENSION



The Property

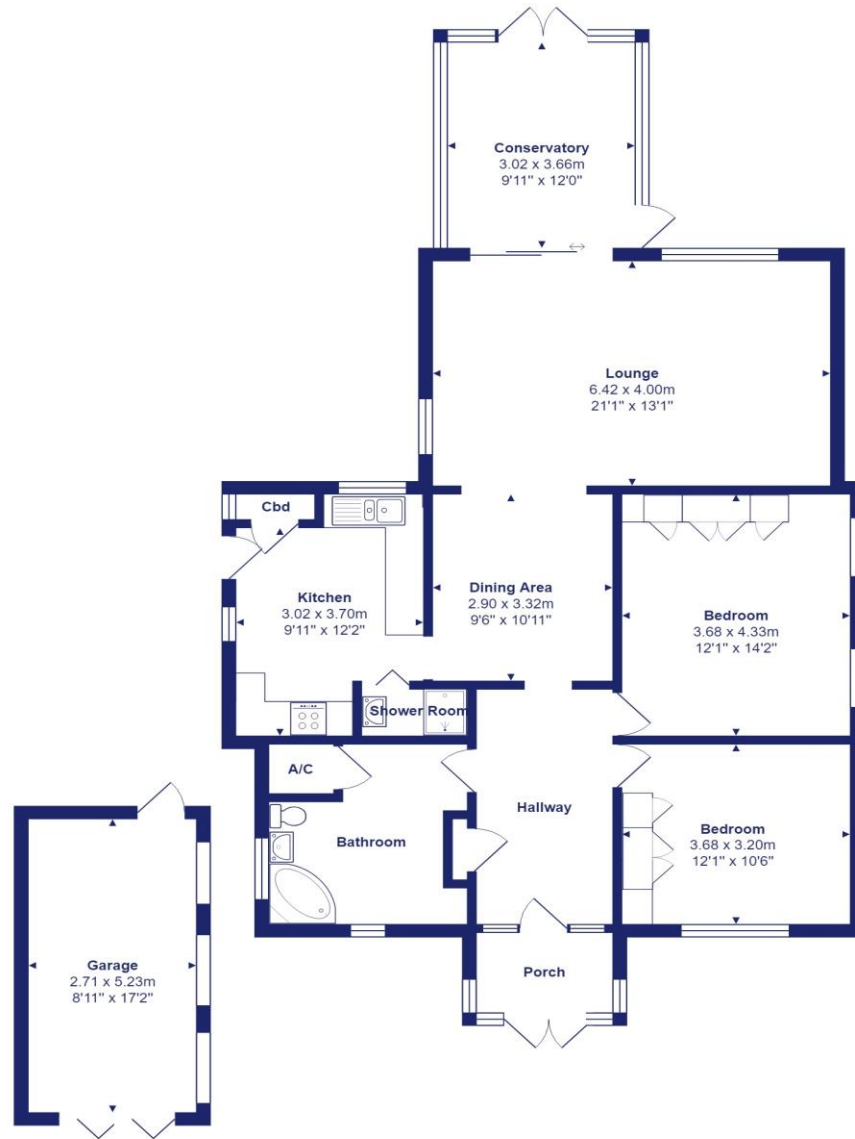
- Delightful detached bungalow of approx 1250 sq ft
- Two, light and airy double bedrooms
- Spacious 'L shaped' lounge/dining room
- Conservatory extension overlooking the garden
- Large family bathroom and fitted kitchen
- Generous, south facing rear garden
- Ample off road parking and detached garage
- Gas heating and UPVC double glazing
- Walking distance of local amenities and village green
- Scope for extension (STPP)
- Council Tax Band 'E' - £2522.64
- EPC rating 'D'





Location

Christchurch is a beautiful, vibrant and historic town with its 11th century priory, quay/harbour, ancient castle ruins and various shops, cafes, restaurants and bars. The Town is well served for transport links with a main line railway station to London/Waterloo being just under 2 hours and Bournemouth International Airport about 5 miles distant. Excellent infant, junior and senior schools are also within easy reach as is the stunning the New Forest National Park.



Total Area: 116.1 m² ... 1250 ft² (excluding garage)

All measurements are approximate and for display purposes only







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