



BRYANT CLOSE, CHRISTCHURCH, BH23 2FL

Mitchells
1963 — TODAY



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Presented in 'as new' condition is this extremely smart town house of about 1010sq ft, built in 2014 but refurbished internally to a superb specification not normally seen with houses at this price point. Situated in this very quiet, tucked away position yet within easy reach of Christchurch town centre, the house is also incredibly energy efficient benefitting from a newly installed air source heat pump. The current owners have tastefully updated the inside of this house with high end fittings and it is now immaculate throughout. As soon as you walk through the front door you can see the quality of the finish with Karndean flooring on the ground floor that also has underfloor heating. The kitchen has been replaced with contemporary units with quartz tops and features top end appliances including a Quooker boiling water tap. This house is in show home order and the owners are suited with an onward purchase. Strongly recommended.

THREE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN • LOUNGE/DINER

GROUND FLOOR W/C • GARDENS • TWO ALLOCATED PARKING SPACES



The Property

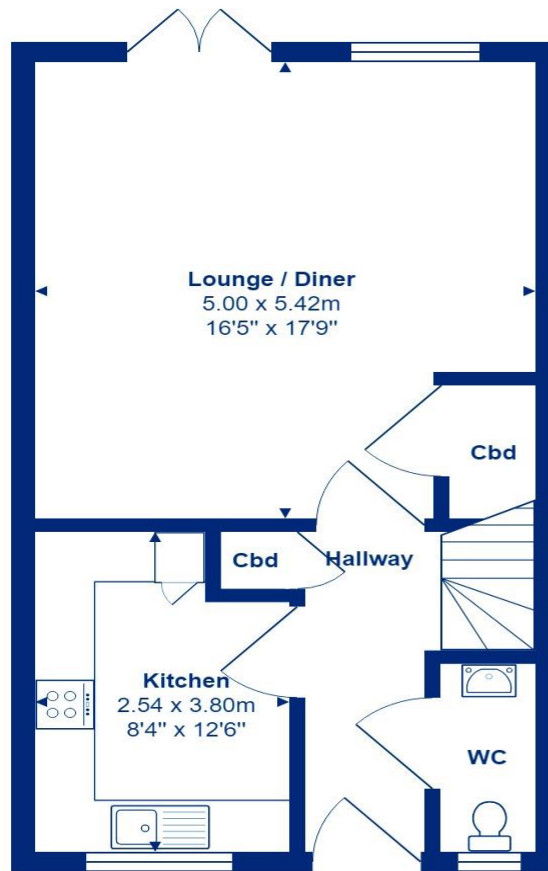
- Attractively designed townhouse that forms part of this select development in this quiet location
- Very convenient with the local parade of shops on Barrack Road just around the corner
- Plantation style shutters and quality curtains included in the purchase price
- With en-suite shower room and fitted wardrobes in the main bedroom on the first floor
- Spacious sitting/dining room with access onto the rear garden
- Flat plastered ceilings, replacement internal doors and newly fitted carpets throughout
- Landscaped gardens with raised decked area and space to the side suitable for garden shed/studio
- Two allocated parking spaces in front of the house, communal bike storage
- Service charge for driveway, communal lighting, PL Insurance etc approx. £200 pa
- Council Tax Band 'D' £2093.92 & EPC rating 'C'



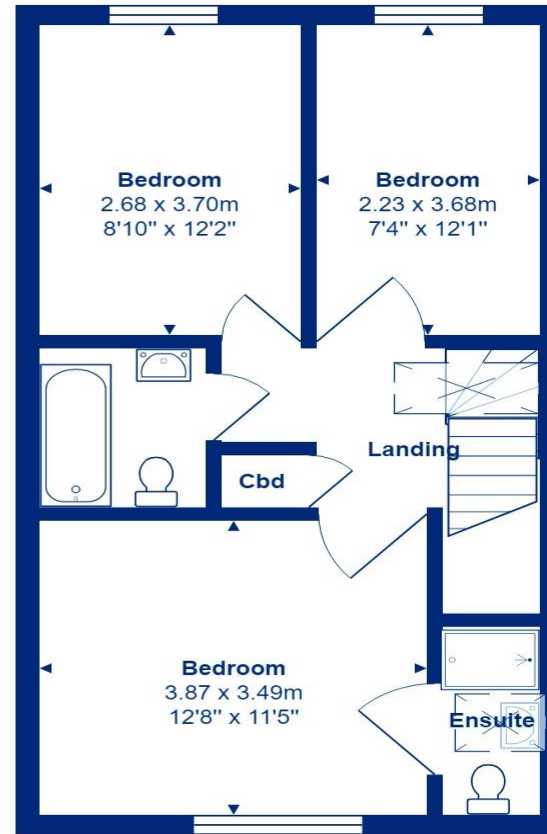


Location

Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for water sports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.



Ground Floor



First Floor



Total Area: 93.8 m² ... 1010 ft²

All measurements are approximate and for display purposes only







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