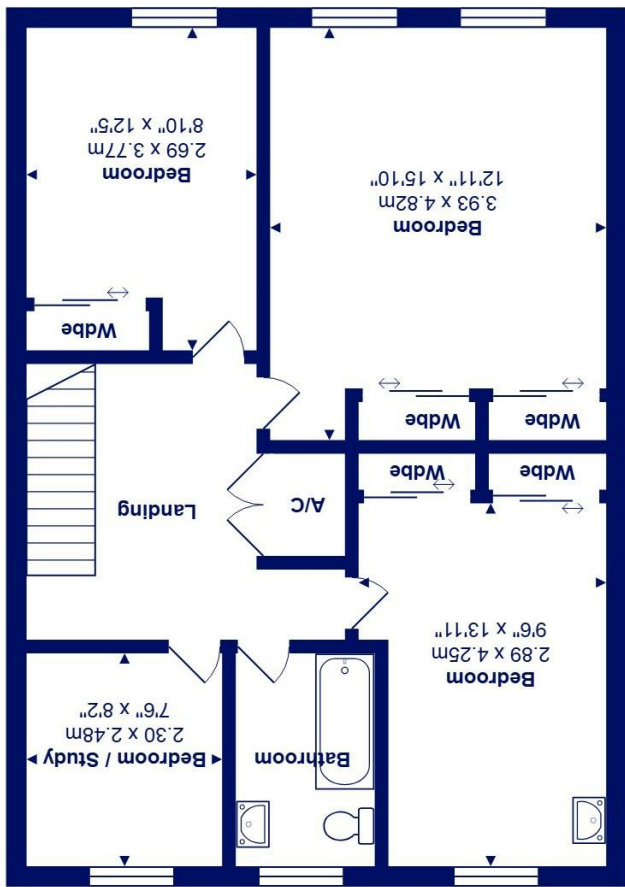




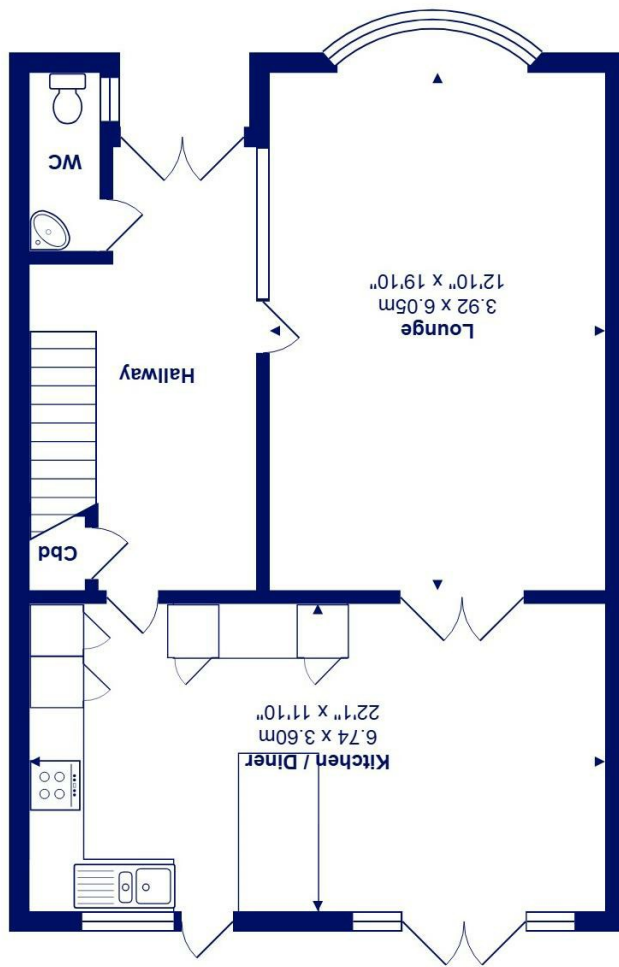
All measurements are approximate and for display purposes only
Total Area: 131.5 m² ... 1415 ft²



First Floor



Ground Floor



1 Grafton Close, Stanpit, BH23 3LQ £515,000

Mitchells
1963 — TODAY

A very smart, end terrace Georgian style home being the largest design on this very sought after development with about 1400 sq ft of living accommodation. Many improvements have been made to this super home, one being the stylish open plan kitchen/dining room that leads to the garden. Immaculate inside and out.

Tucked away in a lovely position, this cracking house is within walking distance of Stanpit Marsh Nature Reserve and River Walks, excellent pubs and local shops as well as the historic centre of Christchurch. These enormously popular homes appeal to younger retirees looking for space and ease of maintenance, as well as families due to the spacious nature of them with four generous first floor bedrooms.

- Excellent example of one of these most stylish homes with a pretty outlook to the front
- First class order with modern fittings throughout, tasteful decor and quality floor coverings
- 'Knocked through' kitchen/dining room, gorgeous quality kitchen and worktops with herringbone flooring
- Large separate lounge linked to the kitchen/dining room via double doors
- Four first floor bedrooms, three with wardrobes and potential to create an en-suite between bedrooms 1 and 2
- Refitted bathroom with designer sanitary ware and subway tiling
- Lovely rear garden with raised patio, garage right by the garden gate that also has light and power
- Great location with all the excellent local facilities on your doorstep

EPC Rating Band: D
Council Tax Band: E
Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

