



17 Miller Road

*Christchurch, BH23 3SX*

SPENCERS  
COASTAL





*A well-presented detached residence situated on a popular, quiet residential development, conveniently located within close proximity to Christchurch Town Centre and the Town Quay*

### The Property

Entrance porch, opening through into a well-proportioned living room featuring a gas fireplace providing an attractive focal point, with a bay window overlooking the front driveway.

Leading off the living room is the kitchen/breakfast room, fitted with a range of gloss wall, floor and drawer units with laminate worksurfaces over, tiled splashbacks, a four-ring gas hob with extractor fan over and a double oven, whilst also providing space for additional white goods.

Located at the rear of the property is a well-proportioned conservatory, offering plentiful space for furniture whilst enjoying a pleasant aspect over the gardens.

The ground floor further offers a WC and an additional reception room to the front aspect, which has previously been utilised as a ground floor bedroom.

**£430,000**







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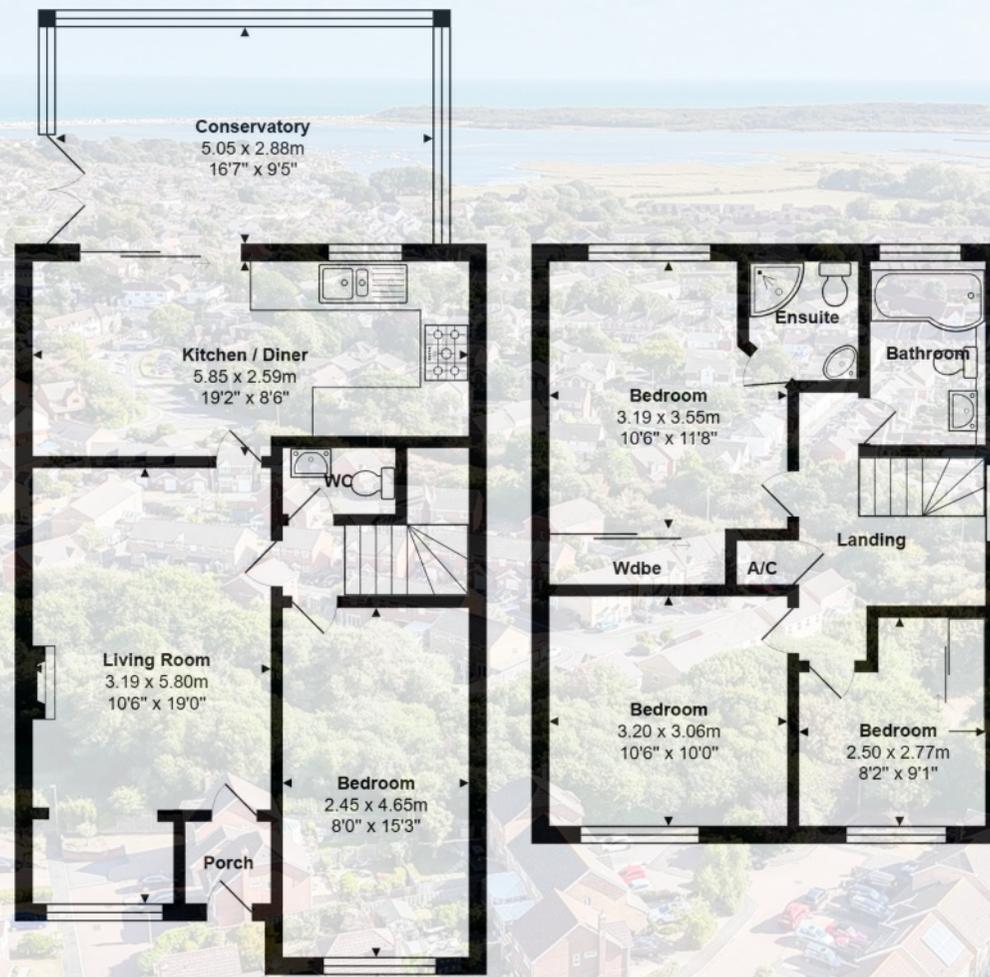
*The property offers three double bedrooms, three reception rooms, low-maintenance gardens and ample off-road parking*

### **The Property Continued ...**

Upstairs, the property offers three double bedrooms, all of which provide space for furniture and storage, and are served by a modern three-piece bathroom comprising a panelled bath with shower attachment and screen, WC and hand wash basin, complete with fully tiled floor and walls.

The primary bedroom offers generous proportions, with a double wardrobe featuring mirrored sliding doors, and benefits from a three-piece en-suite comprising a walk-in shower cubicle.





**Ground Floor**

**First Floor**



Total Area: 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





## Outside

The property is approached via a tarmac driveway offering ample off-road parking, with side access leading to the rear garden.

The rear gardens provide a high degree of privacy, enclosed with close-board fencing and bordered by mature shrubbery. The gardens have been designed with low-maintenance in mind, finished with shingle throughout.

## Additional Information

Energy Performance Rating: D Current: 55 Potential: 77

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity





## The Local Area

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west. This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12<sup>th</sup> century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Property ranges from character family homes and modern chalets to quayside developments. Communications are good: train services from Christchurch's mainline station take around two hours into London while the A35 provides access to road networks.

## Points Of Interest

Twynham School	1.1 Miles
Christchurch Town Centre	1.3 Miles
Christchurch Quay	1.5 Miles
Christchurch Train Station	1.7 Miles
Twynham Primary School	2.2 Miles
St Catherine's Hill	3.0 Miles
Bournemouth Airport	5.0 Miles
New Forest National Park	6.5 Miles
Bournemouth Centre	7.5 Miles



For more information or to arrange a viewing please contact us:

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