



14 Branwell Close,

Christchurch, BH23 2NP

SPENCERS
COASTAL



The property boasts a modern kitchen, large lounge dining room, outdoor decked patio, low-maintenance gardens and comes with a nearby single garage.

The Property

Strolling up the front garden path and stepping inside the home, there is a generously proportioned enclosed porch and hallway. The modern kitchen is equipped with both floor and wall units, along with space and plumbing for a washing machine and dishwasher.

At the end of the hallway, you'll discover a bright and spacious sitting and dining room adorned with contemporary flooring. This inviting space seamlessly extends to the rear garden through a double-glazed sliding door.

Upstairs, all bedrooms are accessible via a central landing. There are two generously proportioned double bedrooms, each featuring fitted wardrobes, and a delightful single bedroom that could serve as an ideal study or nursery. On this level, you'll also encounter the modern family bathroom, complete with floor-to-ceiling tiles, a shower over the bath, WC, and washbasin.



£360,000

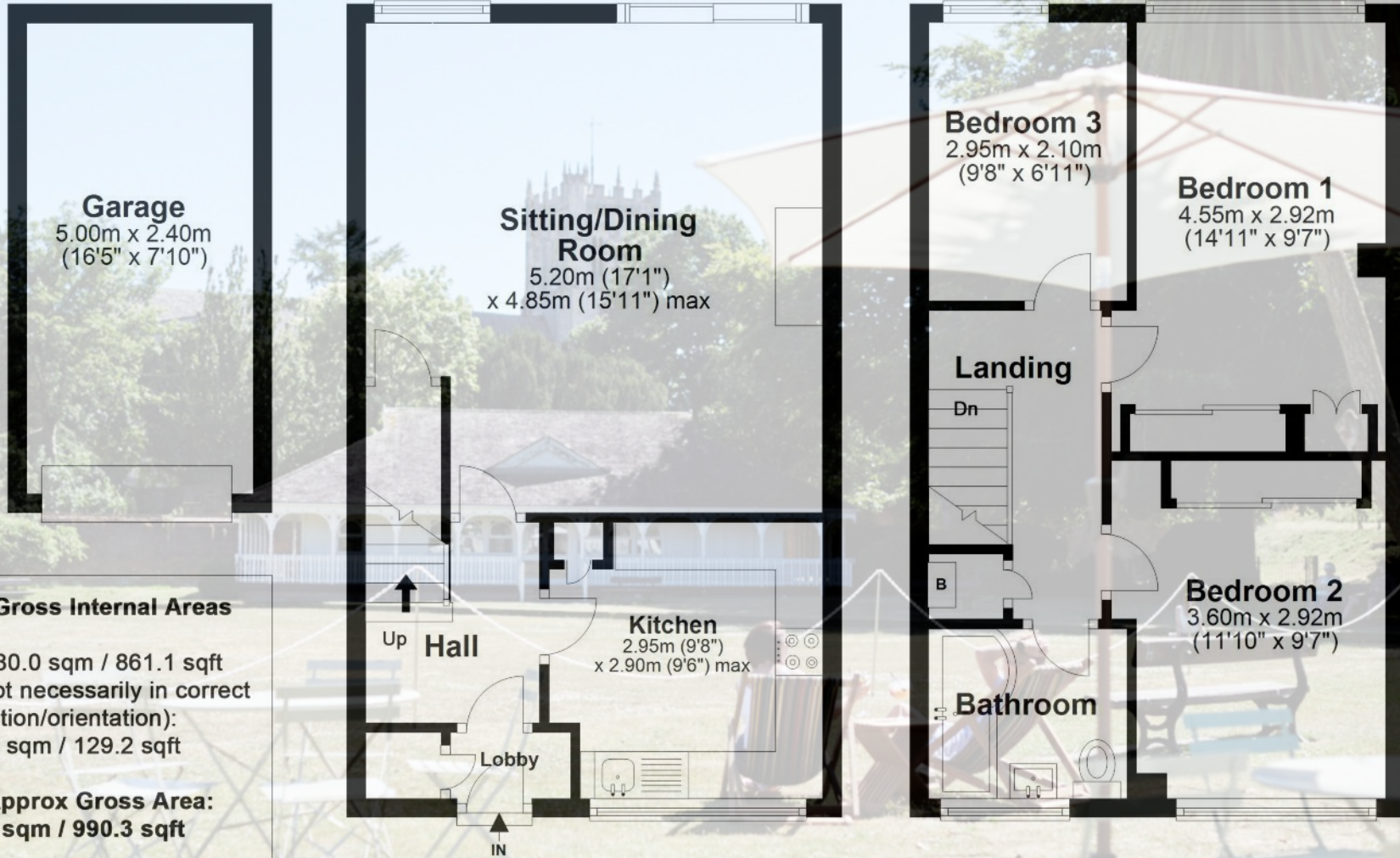


FLOOR PLAN



Ground Floor

First Floor



Approx Gross Internal Areas

House: 80.0 sqm / 861.1 sqft
Garage (not necessarily in correct position/orientation): 12.0 sqm / 129.2 sqft

Total Approx Gross Area: 92.0 sqm / 990.3 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



This impeccably presented three-bedroom mid-terrace family home is ideally situated within the Twynham school catchment area and within walking distance of the train station.

Outside

The rear of the property provides an ideal space that can be enjoyed throughout the year. The patio is a fantastic spot for hosting barbecues and offers a view of the easy-to-maintain gardens. A grassy area is available for pets and children to play. Additionally, there is a conveniently located single locked garage in close proximity to the home.

The Situation

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 12th 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.



Services

Energy Performance Rating: TBC

All mains services connected

Points Of Interest

St Catherine's Hill	1.3 Miles
Christchurch Town Centre	1.2 Miles
Christchurch Train Station	0.9 Miles
Christchurch quay	1.7 Miles
Twynham Primary School	0.4 Miles
Twynham School	1.4 Miles
The Boathouse	1.7 Miles
The Captain's Club	1.8 Miles
New Forest National Park	7.3 Miles
Bournemouth Airport	3.3 Miles
Bournemouth Centre	7.0 Miles

Important Information

Spencers of The New Forest 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 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.



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

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com