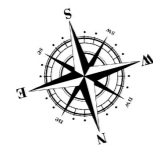
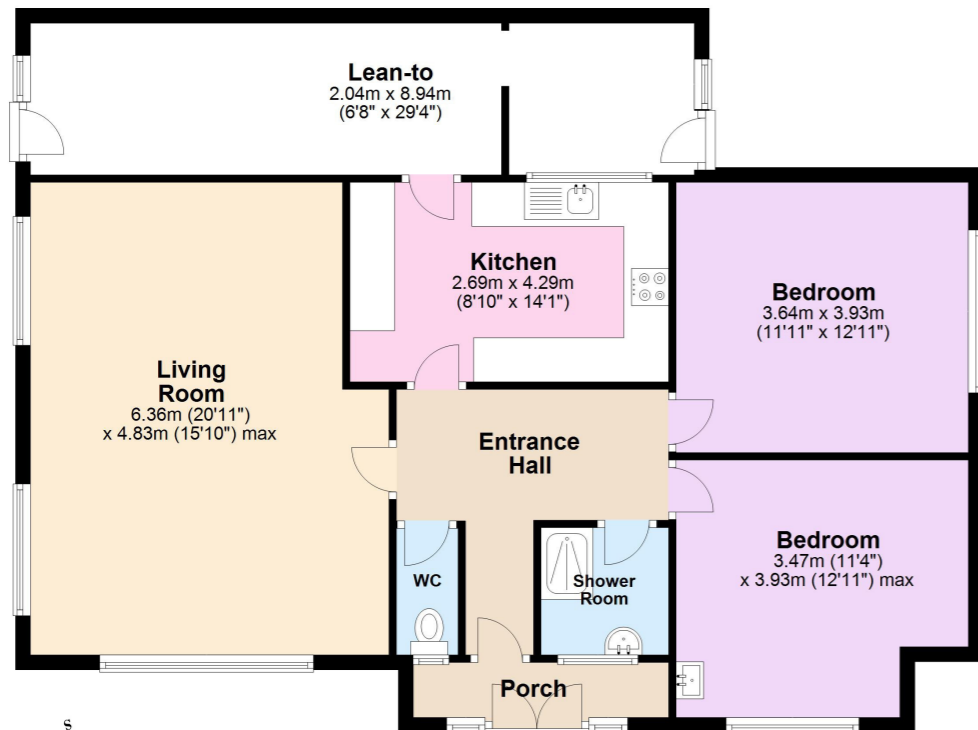


Link Homes

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LINKHOMES  
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Total area: approx. 104.9 sq. metres (1129.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



**1 York Close, Christchurch, Dorset, BH23 2DB**  
**Guide Price £400,000**

**\*\* SITUATED ON A CORNER PLOT \*\* OFFERING 1129 SQUARE FEET OF LIVING ACCOMMODATION \*\*** Link Homes Estate Agents are pleased to present for sale this two bedroom detached bungalow situated in the BH23 postcode. Benefitting from an array of standout features including two double bedrooms with bedroom one offering built-in storage, a good-sized living room with dual aspect windows, a separate kitchen with space for appliances, a two-piece bathroom with a separate WC, a lean to, a well-presented wrap-around garden and a single garage with a concrete driveway for one vehicle. This is the perfect renovation project!

York Close is situated in the much-desired and residential location of West Christchurch, just half a mile away from St Catherine's Hill Trail and its surrounding nature walks. Close by, you will find an array of local amenities including Christchurch Hospital, Christchurch Quay, Christchurch Retail Park which includes Homebase, Home Bargains, Costa Coffee & Halfords. Schools nearby include, Twynham Secondary, Christchurch Infant and Junior School. Christchurch Train Station is 0.6 miles away with direct links to Bournemouth Town Centre and London Waterloo.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. 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 pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Porch

Smooth set ceiling, ceiling light, UPVC double glazed frosted French doors to the front aspect, UPVC double glazed frosted windows to the front aspect and tiled flooring.

### Entrance Hallway

Coved ceiling, ceiling light, loft access, smoke alarm, wall light, radiator, thermostat, power points, wooden frosted door to the front aspect and carpeted flooring.

### Living Room

Coved ceiling, ceiling light, dual aspect UPVC double glazed windows to the front and side, electric feature fireplace, radiator, power points, television point, internet point and carpeted flooring.

### Kitchen

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the rear aspect, wooden frosted door to the rear aspect opening onto the lean-to, boiler, wall and base fitted units, four point gas hob with under oven and overhead stainless steel extractor fan, tiled splash back, space for a slimline dishwasher, space for a washing machine, space for a longline fridge/freezer, stainless steel sink with drainer, power points, serving hatch and tiled flooring.

### Bedroom One

Coved ceiling, ceiling light, UPVC double glazed windows to the front aspect, radiator, power points, overhead built-in storage, pedestal sink with shaving point and light and carpeted flooring.

### Bedroom Two

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, radiator, power points and carpeted flooring.

### Bathroom

Ceiling light, UPVC double glazed frosted window to the front aspect, enclosed double shower, pedestal sink, wall mounted heated towel rail, tiled walls, two wall mounted vanity units with mirrored front, shaving point and tiled flooring.



### Separate W/C

Smooth set ceiling, ceiling light, extractor fan, UPVC double glazed frosted window to the front aspect, toilet, part tiled walls and tiled flooring.

### Lean-To

UPVC ceiling, ceiling light, two UPVC double glazed frosted single doors to the side aspects, UPVC double glazed windows to the side aspects, power points, consumer unit, work bench, stainless steel sink with drainer, base fitted units and tiled flooring.

### Outside

#### Front Garden

Mainly laid to lawn with patio path, surrounding shrubbery, trees, surrounding brick wall, two gates, side gated access and flowerbeds.

#### Driveway

Concrete driveway with space for one vehicle.

#### Garage

Single garage with a pitched roof.

#### Rear Garden

Partially laid to lawn, partially laid to patio, surrounding wooden fences, green house, pathway, surrounding shrubbery, outside tap, two outside lights and an apple tree.

### Agents Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: D - Approximately £2,147.75 per annum.

#### Stamp Duty

First Time Buyer: £0  
Moving Home: £7,500  
Additional Property: £19,500