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46 LE PATOUREL CLOSE, CHRISTCHURCH, BH23 3EE PRICE: £365,000

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# Very well presented semi detached house in a quiet residential cul-de-sac within a short walk of local shops, schools, bus stops and doctors surgery.

46 Le Patourel Close, Christchurch, BH23 3EE

Price: **£365,000**

Tenure: **Freehold**

**01425 274444**

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## Situation:

The property is situated within easy reach of the historic town of Christchurch with its

wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton. Stanpit Marsh Nature Reserve is also within a short walk.

Some of the area's most beautiful beaches and unspoilt coastline are also close by with Mudford's sandy Avon Beach and Friars Cliff Beach easily accessible. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

## Description:

Door to entrance hall with stairs to first floor, cupboard housing electric and gas meters and consumer unit.

Sitting room with feature Limestone fireplace and inset electric fire. Feature UPVC double glazed bay window to the front elevation. Open plan to:

Dining room with double glazed double doors providing access to the rear garden. Door to large under stairs storage cupboard. Doorway to:

Kitchen fitted with a range of matching wall and base units with a roll top work surface over. Inset sink unit with mixer tap. Neff built-in oven with Neff

five burner gas hob and extractor over. Slimline Electrolux built-in dishwasher. Space and plumbing for washing machine. Space for tall fridge/freezer. Cupboard housing Baxi conventional boiler.

First floor landing with fitted smoke alarm, carbon monoxide alarm, hatch with built-in sliding ladder to loft space, airing cupboard housing hot water tank with slatted shelving over.

Principal bedroom is a light and bright room with UPVC double glazed window to the front elevation. Large mirror fronted double wardrobe with hanging rail and shelving. Cupboard with hanging rail and shelf over.

Bedroom two with UPVC double glazed window with views over the well kept garden and meadows beyond. Built-in storage cupboard with various shelving.

Bedroom three with UPVC double glazed window with views over the garden and meadows beyond. Recess area suitable for wardrobe.

Family bathroom with white suite comprising low level WC, wash hand basin with mixer tap and storage cupboard under. Panelled bath with mixer tap and shower, fully tiled walls, heated towel rail with corner display cabinet and wall mounted medicine cabinet.

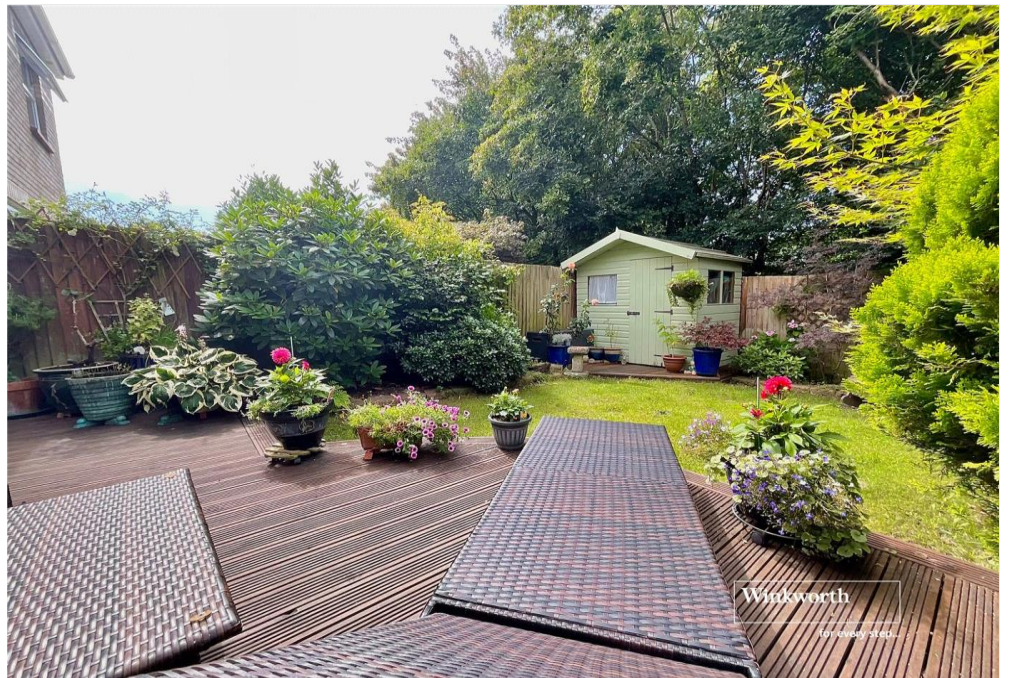
## Outside

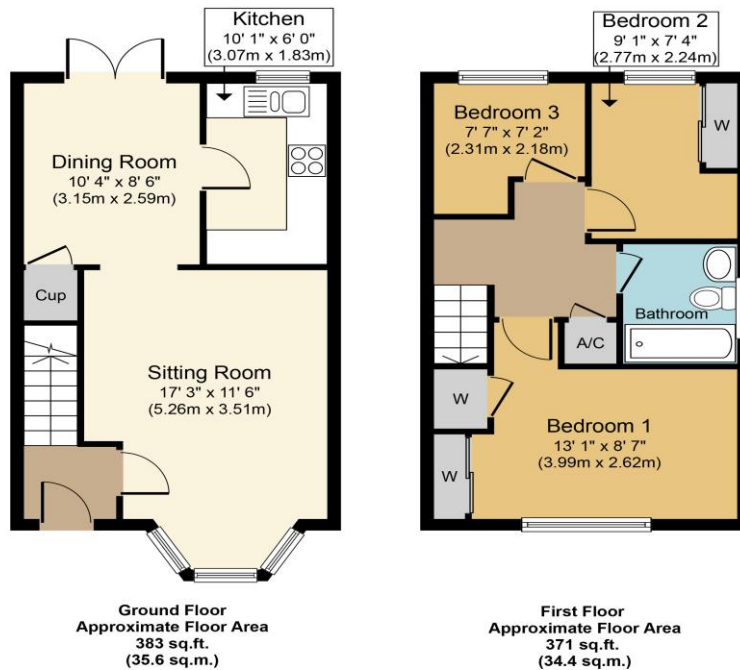
Tarmacadum driveway providing off road parking for two vehicles at the front with a side pathway providing access to the rear garden.

Beautifully maintained sunny and secluded rear garden that backs directly onto Purewell Meadows with a raised decked area perfect for the afternoon sunshine. The remainder of the garden has been laid to lawn with some raised flower and shrub borders. Timber framed Shed 6'9 x 4'9 and outside tap.

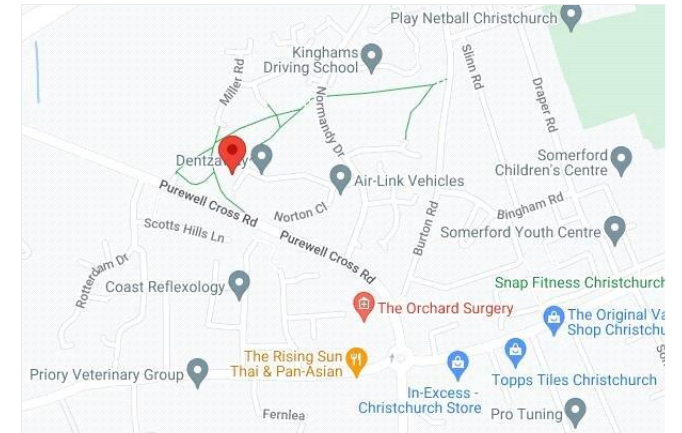
## Summary:

- Well presented semi detached house
- Three bedrooms
- Lounge & dining room
- Fitted kitchen
- Family bathroom
- Enclosed rear garden
- Off road parking
- Quiet cul-de-sac location
- Close to shops, schools, bus stops & doctors surgery
- BCP Council – Tax Band = "D"





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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