



**PETTENGELLS**  
ESTATE AGENTS

69 Plantation Drive, Walkford, Dorset, BH23 5SG  
Asking Price £349,950

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- Three Bedrooms
- End Terrace House
- 17' Conservatory
- 26' Living/Dining Room
- Downstairs WC
- Viewing Recommended
- New Boiler in 2021
- Highcliffe School Catchment
- Double Glazing & Central Heating
- Freehold Property
- Kitchen & Bathroom





**THREE BEDROOM END TERRACE HOUSE IN HIGHCLIFFE SCHOOL CATCHMENT!**

We are pleased to offer this good sized three bedroom house with features including 26' living/dining room, 17' conservatory and with viewing recommended.

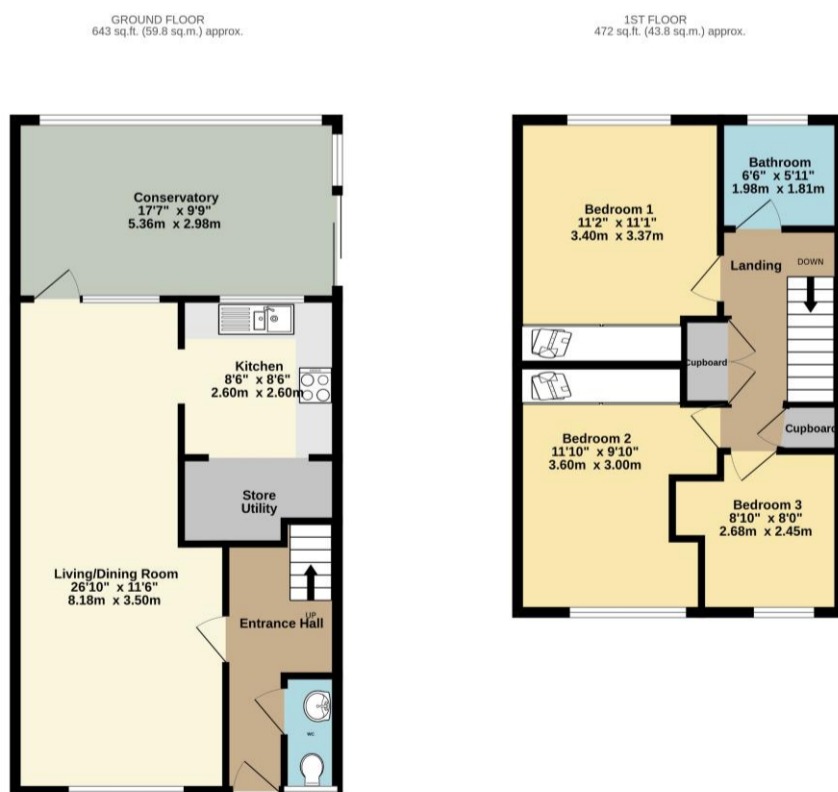
Accommodation: The entrance porch opens into the entrance hall with door to the downstairs WC. Door to living/dining room which leads into the kitchen. Off the kitchen is a useful storage area and utility room. The impressive 17' conservatory which has power and lighting and is used as a second reception room and opens onto the garden. Upstairs there are three bedrooms, all with built in wardrobes and there is a bathroom. The airing cupboard housing the gas boiler which was replaced in 2021.

Outside: The rear garden comprises of a pleasant seating and patio area with two storage sheds with a gate to the side. The previous owners had the curb lowered with potential for off road parking into the rear garden, although the gates have now been removed.

EPC: C, Council Tax Band: C, Tenure: Freehold.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with MapInfo 12.0.2

**IMPORTANT:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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