

2 Plantation Drive, Walkford, Dorset, BH23 5SA **Asking Price £317,500**

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- Three-bedroom house
- Two reception rooms
- Conservatory
- Downstairs WC
- First floor shower room
- Low maintenance garden with outbuildings,
- Highcliffe school catchment area
- Double glazed and gas-fired central heating
- Chain free













A TUCKED AWAY THREE BEDROOM END OF TERRACE HOUSE OFFERED CHAIN FREE IN HIGHCLIFFE SCHOOL CATCHMENT AREA.

Accommodation: Front door opens into the hallway where the understairs storage cupboard and door to ground floor WC. The spacious living room with bay window to front is archwayed into a separate dining room with french doors onto the rear garden. The well laid out kitchen houses gas boiler and has space for cooker, washing machine and fridge/freezer. A small conservatory in turn opens onto the garden. On the first floor landing there is hatch to loft space, airing cupboard and further storage cupboard. There are three good-sized bedrooms with a family shower room to complement.

Outside: The rear garden is paved for ease of maintenance with two storage sheds and gate to the side. Front garden is low maintenance with shrub borders.

EPC: D, Council tax band: C, Tenure: Freehold

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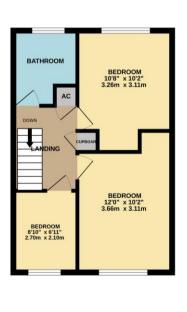
ESTATE AGENTS

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GROUND FLOOR 464 sq.ft. (43.1 sq.m.) approx



1ST FLOOR 398 sq.ft. (37.0 sq.m.) approx.







TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorpist contained here, measurements of doors, windows, rooms and say definems are approximated and or respectability is tissen for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency, cut be given.

VERY IMPORTANT, PLEASE READ: 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. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.