



PETTENGELLS
ESTATE AGENTS

2 Tresillian Close, Walkford, Dorset, BH23 5QR
Asking Price £315,000

2 Tresillian Close, Walkford, Dorset, BH23 5QR

- Three bedroom house
- Two reception rooms
- Ground floor WC
- Main family bathroom
- Garage in a block close by
- Highcliffe schools catchment area
- Good size rear garden
- Gas fired central heating and double glazed
- Close to local shops and amenities
- Chain free sale





A FANTASTIC OPPORTUNITY TO PURCHASE A THREE BEDROOM HOUSE AND OFFERED CHAIN FREE.

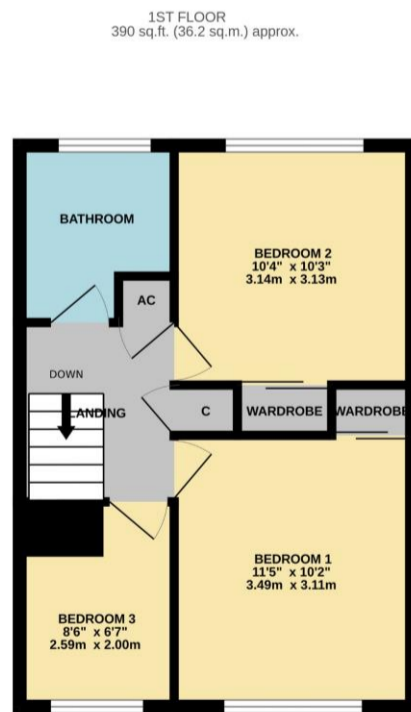
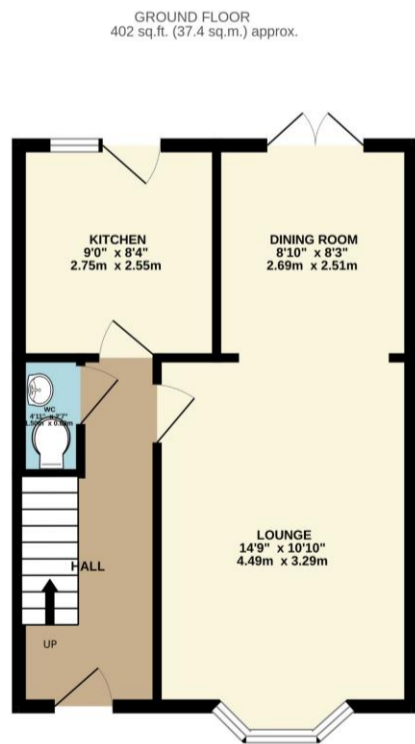
Accommodation: Front door opens into the entrance hall with understairs storage and door to the ground floor WC. Further door to the living room with bay window to the front which is then archwayed into the dining area to the rear with double door leading to the rear garden. The well laid out kitchen has built in gas hob extractor and oven with space for washing machine and fridge freezer, and door leading to the garden. The gas fired central heating boiler is also located in the kitchen. On the first floor you have three bedrooms with bedrooms one and two both having built in wardrobes, and the main family bathroom.

Outside: The rear garden is a good size, which is laid to lawn with a pleasant patio area. It has a gate to the rear leading to the garages in a block close by with communal parking to the front.

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: 792 sq.ft. (73.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms 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.
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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. 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.



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