



**PETTENGELLS**  
ESTATE AGENTS

35 Blackberry Lane, Christchurch, Dorset, BH23 3QZ  
Guide Price £250,000

35 Blackberry Lane, Christchurch, Dorset, BH23 3QZ

- Three bedroom house
- Spacious accommodation
- Conveniently located for local shops and bus routes
- Offered for sale with no forward chain
- Enclosed garden and storage shed
- Now in need of complete modernisation
- Shower room and separate WC
- EPC Rating: Band D
- Council Tax: Band C





Spacious three bedroom end of terraced house which now requires complete modernisation.

The property is conveniently situated close to local shops and bus routes and is offered for sale with no forward chain. The accommodation comprises: entrance hall, through sitting/dining room, kitchen three bedrooms, shower room and separate WC.

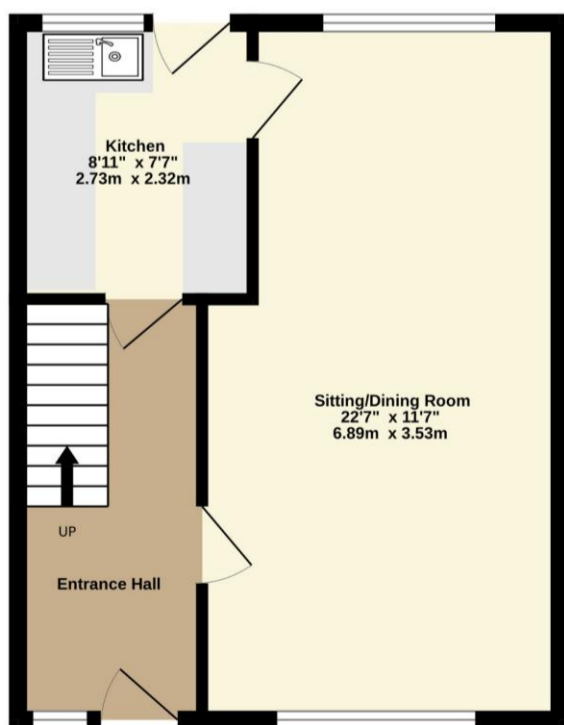
Externally, there is an enclosed rear garden and laybys at the rear of the property can be used for parking.

Within easy reach of the area's most beautiful beaches, unspoilt coastline, Mudeford Quay, and Christchurch Harbour. Steamer Point and Stanpit Nature Reserves are also close by. The nearby town of Christchurch has a wide range of shops and amenities and more extensive facilities can be found further afield at Bournemouth.

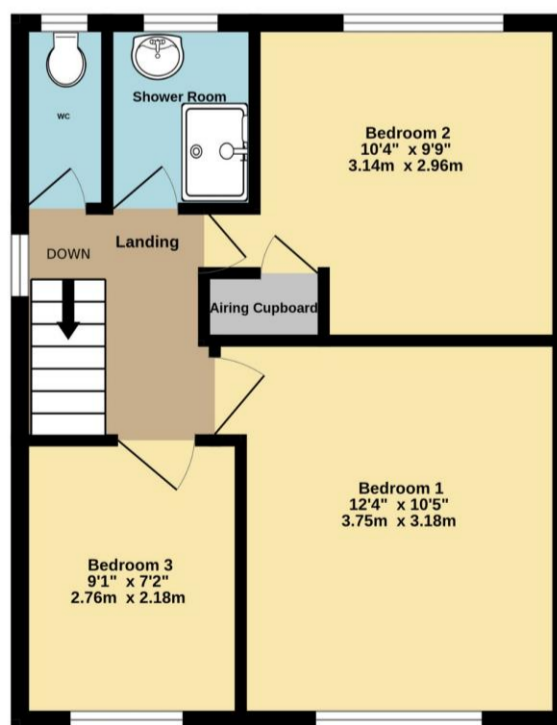
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278 Lymington Road, Highcliffe, BH23 5ET | 01425 271318 | highcliffe@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



**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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