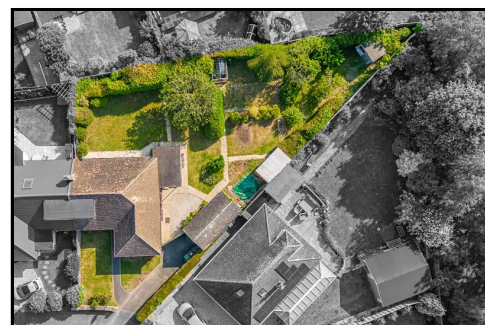




26 Bracken Way, Walkford, Christchurch, Dorset, BH23 5LW

£500,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





26 Bracken Way, Walkford, Christchurch, Dorset, BH23 5LW

£500,000

Offered to the market for the first time in over 65 years! An incredibly rare opportunity to purchase a three bedroom semi-detached chalet bungalow situated on a substantial corner plot and offering tremendous scope for improvement/refurbishment. The property benefits a detached garage, sunny south easterly facing rear garden and a home office/utility space. No forward chain.



ENTRANCE HALL

Accessed via a part obscured glazed front door. Ceiling light point, wall mounted double panelled radiator, airing cupboard housing the hot water cylinder with slatted shelving, coats cupboard and power points

SITTING ROOM/DINING ROOM (18' 9" X 11' 10") OR (5.71M X 3.61M)

A bright and spacious reception room with UPVC double glazed window to the rear and sliding double glazed patio doors adjacent. Two ceiling light points, wall mounted double panelled radiator, wall light point, gas fireplace with stone hearth, TV aerial point and power points.

KITCHEN BREAKFAST ROOM (13' 7" X 10' 2") OR (4.14M X 3.10M)

Fitted with a range of base and wall mounted cupboards and drawer units, with areas of laminate roll top work surface in part to two walls. Inset stainless steel sink with drainer unit adjacent. Space for freestanding stove with filter extractor over. Space and plumbing for a washing machine and space for an under counter fridge. UPVC double glazed window to the rear. Ceiling light point, floor standing gas fired boiler, Pantry cupboard with glazed window and shelving, part tiled walls, obscured glazed side door and vinyl flooring.

BEDROOM 2 (13' 7" X 10' 0") OR (4.14M X 3.05M)

A good sized double bedroom with UPVC double glazed window to the front. Ceiling light point, wall mounted double panelled radiator and power points.

BATHROOM

Fitted with a matching white suite comprising of a pedestal wash hand basin and panel enclosed bath with shower attachment over. Obscured UPVC double glazed window to the side. Ceiling light point, part tiled walls, wall mounted panel radiator and vinyl flooring.

SEPARATE WC

Low level flush WC. Obscured UPVC double glazed window to the side, ceiling light point and vinyl flooring.

BEDROOM 3 (10' 11" X 10' 2") OR (3.34M X 3.09M)

Double bedroom with UPVC double glazed window to the front. Ceiling light point, wall mounted panel radiator, virgin media point and power points.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

BEDROOM 1 (16' 9" X 12' 5") OR (5.11M X 3.78M)

UPVC double glazed window to the front. Ceiling light point, telephone point, TV aerial point and power points.

OUTSIDE

The property sits on a sizeable south easterly facing plot and benefits vast areas of lawn with a host of established shrubs and bushes. There is a generous area of hard standing to the side of the property to create a good sized seating area. There are numerous pathways leading to a former vegetable patch, greenhouse and space for a shed at the bottom of the garden.

STORE ROOM (8' 4" X 7' 9") OR (2.54M X 2.37M)

A multifunctional space, that could be utilised as a study/utility room depending on a purchasers needs. This room benefits power, lighting and plumbing for a washing machine.

THE APPROACH

There is a macadam driveway providing off road parking for numerous vehicles with the remainder mainly laid to lawn. Low level walling to the front boundary and a timber access gate to the side.

DETACHED GARAGE

Accessed via a metal up and over door. Power and Lighting. Work Bench to the rear. Courtesy door to the side providing access to the rear garden.

PLEASE NOTE

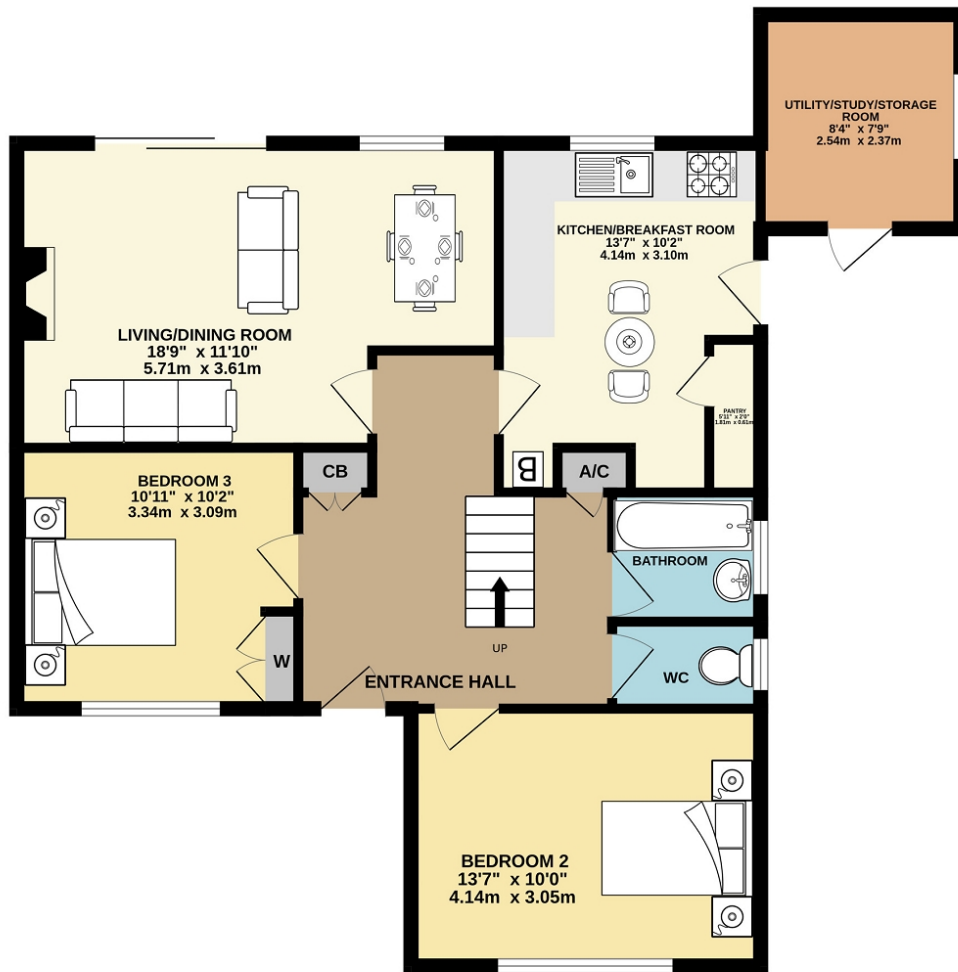
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

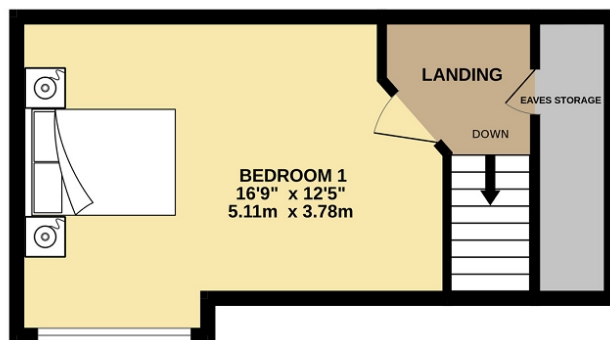
The EPC rating for this property is to follow.



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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 Metropix ©2023

Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk