



Slades

**28 Miller Road, Purewell Meadows,
Christchurch, Dorset, BH23 3SX
PRICE: £259,000**

**BACKING ONTO THE PUREWELL MEADOWS NATURE RESERVE, A REAR WOODED ASPECT PLUS GARAGE ARE PARTICULAR FEATURES OF THIS TOWN HOUSE SITUATED IN
A CUL-DE-SAC LOCATION**

A modern 2 bedroom town house situated in a cul-de-sac on the popular Purewell Meadows development within easy reach of local shops and bus services and approximately 1 mile from the centre of Christchurch with its 11th Century Priory, Town Quay and pedestrianised shopping centre.

An internal viewing is strongly recommended, benefits include: gas central heating, double glazing, upgraded kitchen, new cloakroom (2016), refitted bathroom, open woodland aspect to rear, garage in block plus parking.

A frosted double glazed entrance door leads to the entrance porch.

The cloakroom has a refitted suite comprising close coupled w.c. and vanity basin. Frosted double glazed window to front. Ceramic tiled floor.

The lounge has a useful under stairs storage area. Double glazed window to front.

From the lounge a half glazed inner door to leads to the kitchen/dining room with a range of upgraded base and eye-level units, concealed lighting, worktop space with matching splashback. Fitted sink with single drainer and mixer tap. Double glazed window to rear. Space and plumbing for washing machine. Integrated stainless steel fan-assisted oven/grill. 4-ring burner gas hob with stainless steel splashback and canopy over. Space for fridge/freezer. Twin double glazed French doors to rear garden.

From the lounge, stairs lead to the first floor landing. Hatch to roof space. Airing/storage cupboard housing factory lagged hot water cylinder.

Bedroom One has a double glazed window to the rear with wooded aspect views. Range of built-in wardrobes with mirror-fronted sliding doors.

Bedroom Two has a double glazed window to the front. Built-in double wardrobe with mirror-fronted sliding doors.

The bathroom has a refitted suite comprising panelled bath with fitted rain shower and screen. Pedestal wash hand basin. Close coupled w.c. Tiled shelf. Ceramic tiled floor.

The property is situated in a popular cul-de-sac location. The small open plan front garden is laid with loose gravel.

The secluded rear garden enjoys a wooded aspect and comprises a paved patio, laid to lawn with an area of loose gravel.

GARAGE in nearby block with parking space to front. Up and over door. Pitched roof. Personal door with pathway to rear garden.

A summary of the accommodation with approximate room sizes:-

ENTRANCE PORCH

CLOAKROOM

LOUNGE: 17'1" x 14'4" (5.21m x 4.37m)

KITCHEN/DINING ROOM: 14'7" x 12' (4.44m x 3.66m)

BEDROOM ONE: 12'1" (3.68m) plus 2' (0.61m) wardrobe recess x 10'6" (3.2m)

BEDROOM TWO: 10'3" (3.12m) plus 4' (1.22m) wardrobe recess x 12'4" (3.76m)

BATHROOM

GARAGE: 20' x 9'8" (6.1m x 2.95m)

COUNCIL TAX BAND: C



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7 Castle Street, Christchurch, Dorset BH23 1DP
 Tel: (01202) 474202 or e-mail: enquiries@sladeschristchurch.co.uk
www.sladeshomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		7.5	7.9
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	