

The logo for 'Glades' is displayed in a white, cursive font on a dark teal rectangular background. A thin red horizontal line is positioned beneath the 'a' in 'Glades'.

15 Purewell Close, Christchurch, Dorset

BH23 3PT

PRICE: £272,000

AN IMMACULATELY PRESENTED 2 BEDROOM RETIREMENT COTTAGE SITUATED IN A QUIET CUL-DE-SAC LOCATION OF SIMILAR PROPERTIES AND BEING CLOSE TO A VARIETY OF LOCAL AMENITIES.

A 2 Bedroom End of Terrace Retirement Cottage which has been lovingly cared for by the Current Owners and is offered for sale in immaculate condition throughout. The property occupies a quiet cul-de-sac location on a development of similar properties catering for the over 55's. The property was built in 1996 and, as already stated, the Current Owner who moved into the property approximately 9 years ago has maintained the house to an extremely high standard.

The Purewell Close Development is ideally situated for nearby local shops, Chemists and Doctor's Surgeries, whilst Christchurch Town Centre with its historic 11th Century Priory, pedestrianized shopping facilities and various coffee shops, bars and restaurants is approximately 1 mile distant. The Town Centre is a level walk away, but there are regular local 'buses to and from the Town Centre.

The property is approached via a pedestrianized pathway and the front garden is mainly laid to lawn and is open plan. Once inside the front door there are stairs rising to the first floor from the Entrance Hall and the Kitchen is to the left.

The Kitchen has been fitted with an attractive range of white wall and base cupboards, there is room for a fridge/freezer and space and plumbing for both a dishwasher and washing machine. The oven and hob are integral appliances are fitted into the Kitchen. There is a wall mounted "Glow-worm" central heating boiler. The Kitchen overlooks the front garden.

Further down the Hallway is the Ground Floor Cloakroom with a W.C. and wash hand basin.

To the rear of the house is the Lounge/Dining Room with an attractive stone fireplace and hearth with fitted flame-effect electric fire. Double glazed French doors lead to the Conservatory, which benefits from a radiator for the winter months and there are sliding doors from the Conservatory to the Rear Garden.

On climbing the stairs the Landing benefits from a built-in airing cupboard and there are doors to all the principal rooms.

There are two double Bedrooms, both of which have a range of fitted wardrobes with hanging space and shelving.

The First Floor is completed by a Shower Room, which benefits from a large walk-in shower cubicle wash hand basin and a W.C. with a concealed cistern. There is a window in the Bathroom to the side aspect.

OUTSIDE: The Rear Garden is laid to paving for ease of maintenance and is enclosed by timber panel fencing. There is pedestrian access to the rear via a gate. On the development there is an **allocated Off Road Parking Space for No. 15** and further Visitors' parking spaces.

The accommodation with approximate room sizes comprises:-

ENTRANCE HALL

KITCHEN: 9'10" x 6'6" (3m x 1.98m).

GROUND FLOOR CLOAKROOM.

LOUNGE: 13'5" x 13'0" (4.09m x 3.96m).

CONSERVATORY: 9'6" x 6'10" (2.9m x 2.08m).

FIRST FLOOR LANDING.

BEDROOM ONE: 11'0" (3.35m) plus the width of the wardrobes x 10'1" (3.07m).

BEDROOM TWO: 11'0" (3.35m) plus the width of the wardrobes x 9'7" (2.92m).

SHOWER ROOM.

COUNCIL TAX BAND: D



GROUND FLOOR
APPROX. FLOOR
AREA 37.4 SQ.M.
(402 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.3 SQ.M. (735 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	