



*Slades*

**35 Beaconsfield Road, Christchurch, Dorset,  
BH23 1QT  
PRICE: £260,000**

**SITUATED IN CHRISTCHURCH TOWN CENTRE THIS 2 BEDROOM + BOX ROOM/ 3rd BEDROOM MID TERRACE COTTAGE IS IN NEED OF REFURBISHMENT AND UPDATING.**

This is an opportunity to purchase this mid terrace 2 bedrooms plus box room cottage situated in an enviable town centre location in Christchurch. The property occupies a cul-de-sac location and is in need of a good deal of refurbishment and updating. Beaconsfield Road is situated within a short walk to Christchurch High Street with its excellent range of coffee shops, bars and restaurants and pedestrianised shopping facilities in Saxon Square. Christchurch also benefits from an historic 11th Century Priory, Town Quay and the Regent Centre Theatre/Cinema. Also within a short walk is Christchurch main line railway station to London, Waterloo. There are local bus services nearby in Bargates. This particular property enables potential buyers to live in a town centre location in Christchurch and also to re-model and re-shape the property as they would like.

No 35 can be found two-thirds of the way down on the right-hand side of the cul-de-sac. There is a small front garden enclosed by a low wall and fence and a paved pathway leads to a recessed storm porch and the front door. Once inside there is a small entrance hall. To the front of the property is a lounge with a bay window to the front and gas fire. There is a separate dining room with a window overlooking the rear garden and a gas fire. Enclosed staircase to the first floor. From the dining room there is access to the kitchen which comprises wall and base units and single drainer stainless steel sink unit. There is space for a fridge/freezer, cooker and washing machine. From here there is a rear lobby and access to the ground floor bathroom.

From the dining room the enclosed staircase leads to the first floor. There is access to the roof space from the landing and there are 2 bedrooms, both with wall mounted electric storage heaters and a box room/ 3rd bedroom. To the rear of the house is the main bedroom with a window overlooking the rear garden and fitted wardrobes. To the front is the second bedroom. The box room has a window overlooking the front of the property.

The rear garden is of a good length and is mainly laid to flower/shrub borders with a pathway to the rear. There are 2 GREENHOUSES and the garden is enclosed by timber fencing.

**AGENTS' NOTE:** There is potential for OFF ROAD PARKING at the rear of the garden from the Waitrose Car Park - subject to necessary permissions and fees.

A summary of the accommodation with approximate room sizes:-

**ENTRANCE HALL**

**LOUNGE: 11' x 10' (3.35m x 3.05m) plus bay**

**DINING ROOM: 14' (4.27m) max x 10' (3.05m)**

**KITCHEN: 7'4" x 7'2" (2.24m x 2.18m)**

**REAR LOBBY**

**GROUND FLOOR BATHROOM: 8'9" x 4'6" (2.67m x 1.37m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE: 10'4" x 10' (3.15m x 3.05m)**

**BEDROOM TWO: 10' x 9'1" (3.05m x 2.77m)**

**BOX ROOM: 6'6" x 5' (1.98m x 1.52m)**

**COUNCIL TAX BAND: C**



1ST FLOOR:  
APPROX. FLOOR  
AREA 26.5 SQ.M.  
(280 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 37.5 SQ.M.  
(404 SQ.FT.)

TOTAL APPROX. FLOOR AREA 63.5 SQ.M. (684 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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7 Castle Street, Christchurch, Dorset BH23 1DP  
 Tel: (01202) 474202 or e-mail: [enquiries@sladeschristchurch.co.uk](mailto:enquiries@sladeschristchurch.co.uk)  
[www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	