



Slades

**163 Salisbury Road, Burton, Christchurch,
Dorset, BH23 7JS
PRICE: £286,000**

SITUATED IN A CUL-DE-SAC IN BURTON, JUST A SHORT WALK FROM OPEN COUNTRYSIDE AND VILLAGE GREEN

A semi-detached 3 bedroom house situated in the popular village of Burton within a cul-de-sac close to all the village amenities including village green, open countryside and The New Forest.

Further benefits include: gas central heating, double glazing, garage and extra off road parking.

The village of Burton is approximately 1.5 miles from Christchurch Town Centre with all its amenities, shops and restaurants. Within the village are 2 shops, schools and churches.

A frosted double glazed entrance door leads to the entrance hall with understairs storage cupboard.

The cloakroom has a fitted suite comprising corner wash hand basin and low level w.c. Ceramic tiled floor. Frosted double glazed window to right-hand side.

The lounge has a double glazed bay window to the front. Coal effect gas fire. Archway leads through to the dining room with a double glazed window to the rear.

The kitchen has a range of fitted base and eye-level units, worktop space over and half tiled walls. Ceramic tiled floor. Stainless steel sink with single drainer and mixer tap. Space and plumbing for washing machine. Integrated stainless steel fan-assisted oven/grill. 4-ring gas hob with extractor cooker hood over. Wall mounted boiler. Space under worktop for fridge and separate freezer.

Double glazed rear window and door. Extra double glazed window to right-hand side.

From the entrance hall, stairs lead to the first floor landing. Hatch to roof space. Airing/storage cupboard.

Bedroom One has a double glazed window to the front.

Bedroom Two has a double glazed window to the rear. Built-in double wardrobe.

Bedroom Three has a double glazed window to the front. Built-in shelving and eye-level cupboard.

The bathroom has a fitted suite comprising panelled bath with pedestal wash hand basin and close coupled w.c. Fully tiled walls. Frosted double glazed window to rear.

The property is accessed via a gravelled car parking area with a GARAGE IN BLOCK with up and over door. A shared pathway leads to the property.

The Garden is split into 2 sections. The main part is laid to lawn with path, picket fence and gate. To the right-hand side a pathway with single timber gate leads to the easy maintenance rear garden comprising a paved patio and laid with loose gravel for easy maintenance. Detached GARDEN SHED.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL: 12'3" (3.73m) deep

CLOAKROOM

LOUNGE: 16'7" x 11'4" (5.05m x 3.45m)

DINING ROOM: 8'9" x 7' (2.67m x 2.13m)

KITCHEN: 10'5" x 9'4" (3.18m x 2.84m)

BEDROOM ONE: 12'9" x 11'6" (3.89m x 3.51m)

BEDROOM TWO: 11' x 10'9" (3.35m x 3.28m)

BEDROOM THREE: 7'9" x 5'8" (2.36m x 1.73m)

BATHROOM

GARAGE IN BLOCK

COUNCIL TAX BAND: D



GROUND FLOOR
APPROX. FLOOR
AREA 39.2 SQ.M.
(422 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 38.2 SQ.M.
(412 SQ.FT.)

TOTAL APPROX. FLOOR AREA 77.4 SQ.M. (833 SQ.FT.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	