

19 Footners Lane

Burton, Christchurch, BH23 7NT

SPENCERS
COASTAL













A well-presented two-bedroom detached bungalow occupying a generous south-facing plot and offering excellent scope for modernisation

The Property

The property is approached over a front driveway leading to the central front door and entrance porch, providing space for coats and shoes. This opens into a central hallway giving access to the accommodation.

The living accommodation is located to the rear and includes a spacious L-shaped dining and sitting room, which opens through to a glazed conservatory overlooking the rear garden, with doors leading directly outside.

The kitchen offers a range of wall-mounted and base units with wraparound work surfaces, a central island, space for washing machine, and a sink unit. Additional doors lead to a pantry cupboard, a storage area and there is a door leading to the side access to the property.

OIEO £500,000 2 2 1





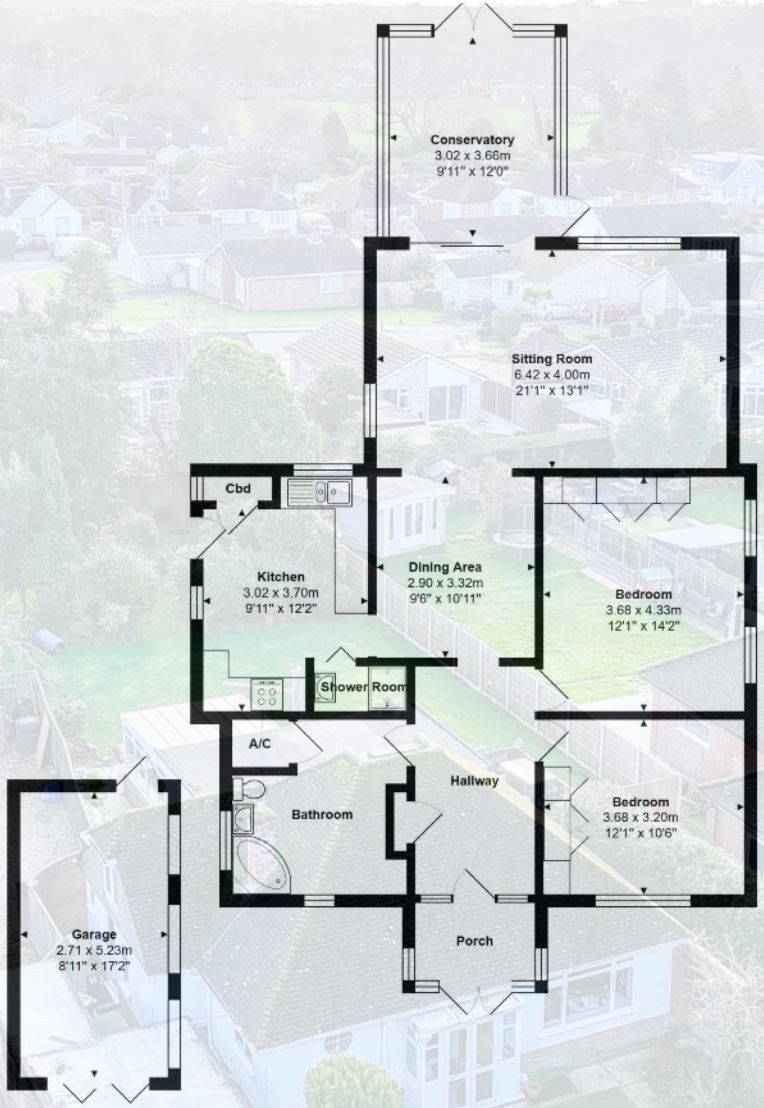


Quietly situated in the sought-after area of Burton on Footners Lane, the property enjoys a peaceful setting just moments from Burton Green and local shops

The Property Continued …

To the front of the property are two well-proportioned double bedrooms, both enjoying pleasant aspects, along with the main family bathroom comprising a corner bath, WC and wash hand basin, with an airing cupboard housing a recently fitted combi boiler.

From the hallway there is also access to a very large loft space via a sizeable hatch; the loft already benefits from a dormer and window, making it ideal for conversion into one or two additional bedrooms, subject to the necessary consents.



Total Area: 130.3 m² ... 1402 ft²

All measurements are approximate and for display purposes only

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





This appealing home provides an ideal opportunity for buyers looking to personalise a property in a convenient and well-regarded location

Outside

The property sits centrally within a generous south-facing plot. A hard-standing driveway provides off-road parking and leads directly to a single garage.

There is access to the rear garden from both sides of the property. The gardens to the front and rear are mainly laid to lawn and bordered by established shrubs, hedging and fencing, creating a private and pleasant outdoor space.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 81
Council Tax Band: E
Tenure: Freehold

All mains services are connected to the property

Broadband: FTTP - Fibre to the property directly
Mobile Coverage: No known issues, please contact your provider for further clarity







The Local Area

This delightful home is situated in the small village of Burton, close to the local school, doctor's surgery, two gastro pubs and shop. It is situated on the edge of the Avon Valley, approximately two miles from the harbour-side town of Christchurch, with easy access to the south coasts stunning beaches at Bournemouth and Poole.

Christchurch is a delight; a harbour side town of character and charm located where the Avon and Stour rivers flow into Christchurch Harbour. Positioned between Bournemouth and the New Forest, Christchurch is a lively town with a mainline station and a good variety of independent and national brands (from Boots to Waitrose).

It has become something of a foodie destination: chock-a-block with cafes, pubs, and restaurants, such as The Jetty on Mudeford Quay or The Noisy Lobster on Avon beach. It is also the venue for a popular food and wine festival that attracts some high-profile chefs. Other attractions include the priory, castle ruins, nature reserves, nearby beaches and Mudeford Quay with ferry service to Mudeford Spit (with iconic beach huts) and Hengistbury Head.

Points Of Interest

Burton News & Stores	0.1 Miles
The Woolpack	1.7 Miles
The Bear of Burton	0.8 Miles
Highcliffe Castle & Beach	4.2 Miles
Hengistbury Head	4.1 Miles
Christchurch Train Station	2.2 Miles
Castlepoint Shopping Centre	5.3 Miles
Bournemouth Airport	4.6 Miles
Bournemouth Town Centre	7.0 Miles



For more information or to arrange a viewing please contact us:
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