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Dorset  
BH23 2LQ

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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**15 HESTAN CLOSE  
ST CATHERINES HILL - CHRISTCHURCH  
BH23 2TG**

**Price £450,000**

Freehold



***FIRST TIME ON MARKET SINCE CONSTRUCTION IN THE MID 70'S!***

***BOUGHT OFF PLAN BY THE CURRENT OWNERS THIS TRADITIONAL DETACHED BUNGALOW OFFERS TREMENDOUS SCOPE FOR SOMEONE TO CREATE A LOVELY HOME.***

***THE BUNGALOW HAS ACCOMMODATION COMPRISING ENTRANCE HALL, SPACIOUS LOUNGE/DINER, GOOD SIZE BREAKFAST/KITCHEN, CONSERVATORY, 2 DOUBLE BEDROOMS WITH BUILT IN WARDROBES, FAMILY BATHROOM AND SECOND SEPARATE W.C., ALL IN ALL CREATING APPROXIMATELY 1300 SQUARE FEET OF LIVING SPACE.***

***BENEFITS INCLUDE NO FORWARD CHAIN, PARTIAL DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, GOOD SIZED PLOT WITH FRONT, SIDE & REAR GARDENS WITH THE REAR GARDEN OFFERING AN EXCELLENT DEGREE OF PRIVACY & SECLUSION, OFF ROAD PARKING, ATTACHED GARAGE & CAR PORT. ST CATHERINE'S HILL IS AN EXTREMELY POPULAR DISTRICT OF CHRISTCHURCH WITH LOCAL SHOPS & AMENITIES CLOSE TO HAND & BEAUTIFUL WOODLAND WALKS WITHIN EASY STRIKING DISTANCE.***

**15 HESTAN CLOSE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2TG**

- **FIRST TIME ON MARKET**
- **2 DOUBLE BEDROOMS**
- **TRADITIONAL BUNGALOW**
- **SPACIOUS LOUNGE/DINER**
- **GOOD SIZE BREAKFAST/KITCHEN**
- **OFF ROAD PARKING**
- **GARAGE AND CAR PORT**
- **GAS FIRED CENTRAL HEATING**
- **PARTIAL DOUBLE GLAZING**
- **NO FORWARD CHAIN**
- **WELL PROPORTIONED GARDENS**
- **CLOSE TO WOODLAND WALKS**
- **LOCAL SHOPS AND AMENITIES NEARBY**
- **POTENTIAL TO EXTEND (STPP)**
- **EARLY VIEWING ADVISED**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



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**Ground Floor**

Approx. 120.3 sq. metres (1295.4 sq. feet)

