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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**

**8A BARLANDS CLOSE  
BURTON  
CHRISTCHURCH  
BH23 7HN**

**Price £300,000**

Freehold



***OVERLOOKING A PLEASANT GREEN IS THIS MODERN, CONTEMPORARY END OF TERRACE HOUSE WHICH WAS CONSTRUCTED CIRCA 2017.***

***THE PROPERTY OFFERS WELL PROPORTIONED ACCOMMODATION COMPRISING OPEN PLAN LIVING/DINING/KITCHEN, GROUND FLOOR CLOAKROOM, UTILITY CUPBOARD HOUSING THE WASHING MACHINE, FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS & FAMILY BATHROOM.***

***THE PROPERTY IS NOW BEING OFFERED FOR SALE WITH NO FORWARD CHAIN & HAS FURTHER BENEFITS INCLUDING UNDERFLOOR HEATING TO THE GROUND FLOOR, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & OFF ROAD PARKING SPACE TO THE REAR, PLUS ATTRACTIVE FRONT & REAR GARDENS.***

***IT IS CONVENIENTLY LOCATED FOR LOCAL VILLAGE SHOP AND SCHOOLS WITH CHRISTCHURCH TOWN CENTRE BEING APPROXIMATELY 2 MILES DISTANT & PROVIDES EXCELLENT SHOPPING & RECREATIONAL FACILITIES INCLUDING A WIDE VARIETY OF RESTAURANTS, BARS & EATERIES TO SUIT MOST TASTES. LOCAL BEACHES AT HIGHCLIFFE AND MUDEFORD ARE ONLY WITHIN RELATIVELY EASY DRIVING DISTANCE AS IS THE NATURAL BEAUTY OF THE NEW FOREST NATIONAL PARK.***

- **END OF TERRACE HOUSE**
- **CONSTRUCTED CIRCA 2017**
- **GAS FIRED CENTRAL HEATING INCLUDING UNDERFLOOR HEATING TO THE GROUND FLOOR**
- **DOUBLE GLAZING**
- **2 DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **PLEASANT FRONT AND REAR GARDENS**
- **GROUND FLOOR W.C.**
- **CONTEMPORARY OPEN PLAN LIVING SPACE**
- **NO FORWARD CHAIN**
- **SEMI RURAL VILLAGE LOCATION**
- **OVERLOOKING CENTRAL GREEN**
- **MODERN KITCHEN WITH SOME INTEGRATED APPLIANCES**
- **MODERN FAMILY BATHROOM**



**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.

**PLEASE NOTE:**

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

**8a BARLANDS CLOSE, BURTON, CHRISTCHURCH BH23 7HN**





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### **Ground Floor**

Approx. 27.1 sq. metres (292.1 sq. feet)



### **First Floor**

Approx. 27.1 sq. metres (292.1 sq. feet)

