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5 LINESIDE, BURTON, CHRISTCHURCH, BH23 7NQ **£329,950 FREEHOLD**

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# A surprisingly spacious terraced house in the popular village of Burton within easy reach of Christchurch and local beaches. The property has been modernised by the current owners and enjoys good sized gardens to the front and rear.

5 Lineside, Burton, Christchurch, Dorset BH23 7NQ  
Price: £329,950      Tenure: Freehold

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## Situation:

Lineside is a popular residential location in the attractive village of Burton on the outskirts of the Priory town of Christchurch offering a range of local amenities including village post office/shop.

The Priory which dates back to the 11th Century is situated near where the rivers Stour and Avon meet and also incorporates its own natural harbour, which is popular with the avid sailor and rowing enthusiasts.

The New Forest National Park with its 1000's of acres of Woodland, Heathland and outlying is a short distance away. Nearby beaches can be found at Mudeford (2.4 miles) and Bournemouth (5 miles approx.)

There is a local fast train link to London Waterloo from Christchurch and Hinton Admiral Stations, excellent airport links from Southampton and Bournemouth, as well as excellent ferry links to the Channel Islands and mainland Europe from Poole and Portsmouth.

## Description:

This well presented terraced house is an ex-local authority property offering surprisingly spacious accommodation and has been recently updated by the current owners;

Three double bedrooms to the first floor with spacious landing and a separate family bathroom which has recently been fitted with a suite comprising bath with shower over, wash hand basin and w.c.

Loft hatch from the landing providing access to the loft space.

Lounge with rear aspect window (could potentially be used as a ground floor bedroom), separate reception room with front aspect bay window and feature fireplace.

The kitchen has been fitted with a range of cupboards and drawers with two large built in cupboards for further storage. Rear aspect windows and door to the garden. Storage hall area/utility room and door to the front.

Ground floor cloakroom and separate entrance.

Good sized garden to the rear which is mainly laid to lawn with rear gate to path for access. There is also a lawned front garden.

## At a glance...

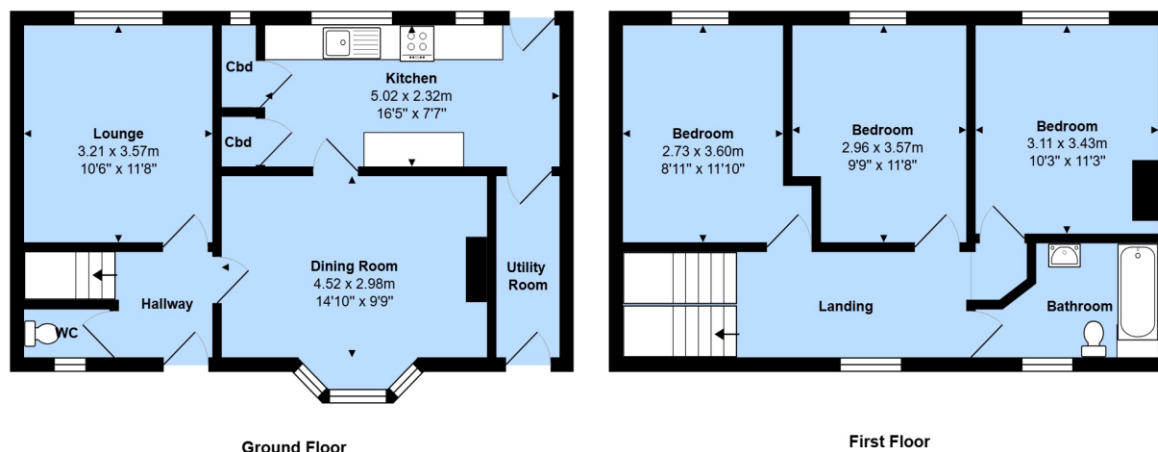
- Spacious & well presented terraced house
- Three double bedrooms
- Lounge & separate dining room
- Fitted kitchen
- Family bathroom
- Ground floor cloakroom
- UPVC double glazing and gas fired central heating
- Good sized gardens to the front and rear
- A few meters from Burton village community centre











All measurements are approximate and for display purposes only

Total Area: 100.4 m<sup>2</sup> ... 1081 ft<sup>2</sup>



## Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 1000mbps

**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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