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10 TREESIDE, HIGHCLIFFE BH23 4PF PRICE £460,000 FREEHOLD

Winkworth

for every step...



# A detached two double bedroom bungalow offered with no forward chain.

10 Treeside, Highcliffe BH23 4PF

Price £460,000 **Freehold**

01425 270055

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## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*1.4m away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa \*0.7 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa \*3.9m offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Source \*Google Maps

## Description:

Offered in excellent decorative order a superb, detached bungalow of approx. 1125 sq ft in this popular cul-de-sac siting on a mature, west facing plot. No Forward Chain.

Entrance vestibule, doors off kitchen and rear garden.

The kitchen has recently been fitted with modern units, integrated cooking appliances, space and plumbing for washing machine and a wall mounted Bosch Worcester boiler.

The reception room is spacious with double aspect and features attractive parquet flooring.

The two double bedrooms overlook the rear garden, one of which features fitted wardrobes.

There is also a further room off the hallway, perfect as home office or study.

The bathroom and cloakroom are fitted with a neutral white suite.

The delightful rear garden is secluded with an attractive woodland outlook and is mainly laid to lawn with a greenhouse.

The bungalow has a good frontage, with large driveway leading to a single garage.

## Summary:

- Two double bedrooms
- Fitted kitchen with integrated cooking appliances
- Spacious reception room
- Bathroom and cloakroom
- Rear garden mainly laid to lawn with greenhouse
- Large driveway
- Single garage
- BCP Council Tax Band D

## 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

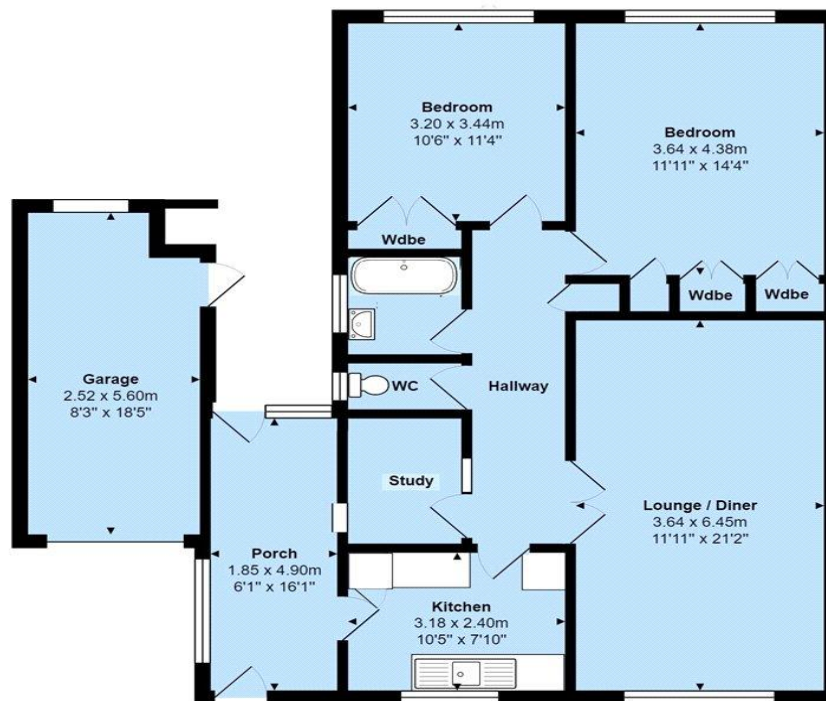
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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









Total Area: 104.5 m<sup>2</sup> ... 1125 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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