



Winkworth

for every step...

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4 HARRIERS CLOSE, HIGHCLIFFE BH23 4SL PRICE £350,000 FREEHOLD

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for every step...

A three bedroom terrace house, situated within the popular Highcliffe School catchment area.

4 Harriers Close, Highcliffe BH23 4SL

Price £350,000 **Freehold**

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Situation:

The property is situated in a convenient location with the village of Highcliffe c.*1.2m 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 c.*1m with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.*3.4m offering some of the country's most stunning countryside interwoven with ancient woodlands.

Source *Google Maps

Description:

A three-bedroom terrace house, located in a desirable cul-de-sac situated in the popular Highcliffe School catchments.

The property offers large open plan living to the ground floor, running front to back the room offers plenty of space for living & dining. The kitchen is fitted with contrasting wall and base units, and a breakfast bar separates it from the living space. To the rear is a conservatory area which enjoys a pleasant outlook across the rear garden.

Completing downstairs, is a useful entrance hall with two large cupboards, (one housing the central heating boiler) and a downstairs w/c.

Upstairs are three bedrooms, two of which are good size doubles both with fitted wardrobes and the third is a nice single room. The family shower room completes the accommodation.

Outside the rear garden is mainly laid to block paving, with an area of artificial grass. To the rear of the garden is the garage, which has been converted into an outbuilding.

BCP Council Tax Band D.

Summary:

- Mid terrace house situated in a desirable cul-de-sac
- Three bedrooms, two with fitted wardrobes
- Large open plan living running from front to back of property
- Fitted kitchen
- Conservatory overlooking rear garden
- Family shower room
- Rear garden mainly laid to block paving
- Garage has been converted into an outbuilding

Useful Information

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

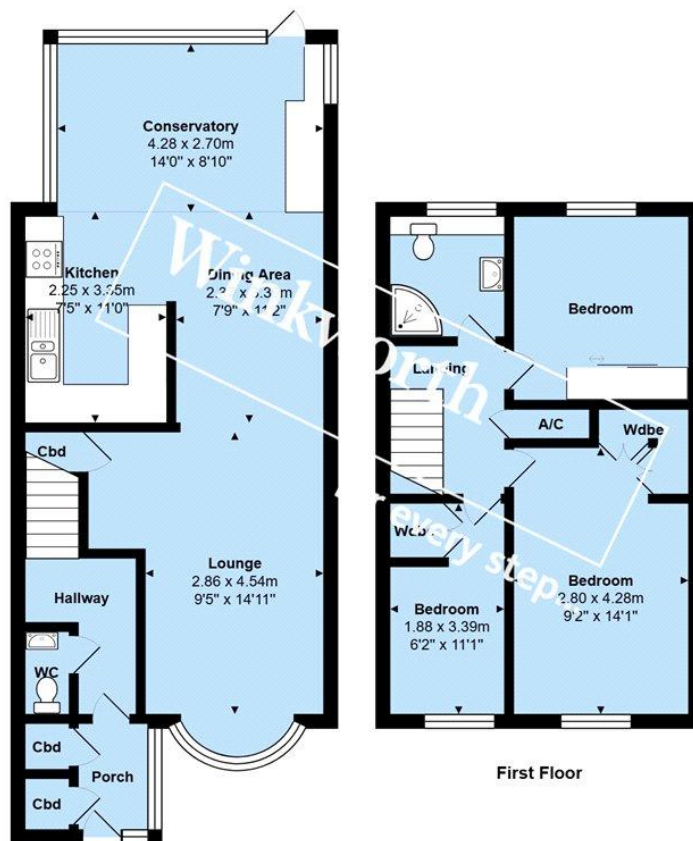
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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





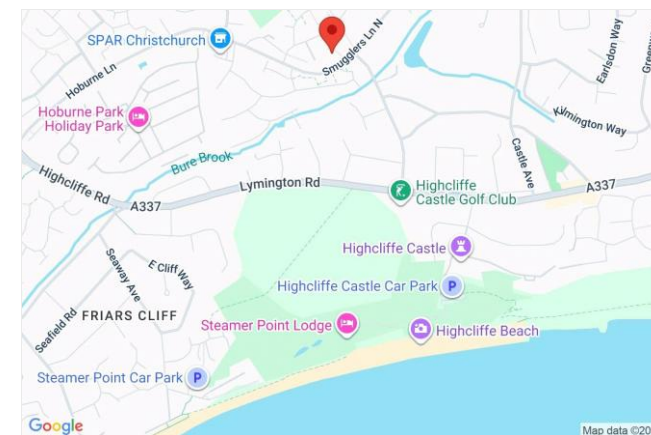
Ground Floor

First Floor



Total Area: 93.3 m² ... 1004 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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