



2 May Gardens, Walkford, Christchurch, Dorset. BH23 5PW

£340,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A superb two double bedroom semi-detached bungalow situated in this quiet and sought after cul-de-sac location within walking distance of the local shopping parade and bus routes and around a mile from the main facilities of Highcliffe. The property benefits from a good sized and relatively private South West facing rear garden and can be offered Chain Free if desired to facilitate a swift move.



CANOPIED ENTRANCE PORCH

Courtesy ceiling light point, UPVC part opaque double glazed entrance door leads into the:

ENTRANCE HALL

Two ceiling light points, access into the large boarded and lit loft space via large hatch with pull down ladder, double door airing cupboard with slatted linen shelving and hot water cylinder, wall mounted panelled radiator, doors to all rooms.

LIVING/DINING ROOM (17' 1" X 10' 5") OR (5.20M X 3.18M)

Large UPVC double glazed sliding door overlooking and leading onto the South West facing rear garden. Ceiling light point, power points, telephone point, television point, wall mounted panelled radiator.



KITCHEN/BREAKFAST ROOM (15' 4" X 7' 8") OR (4.68M X 2.34M)

Narrowing in part to one end. The Kitchen is fitted with an excellent array of base and wall mounted cupboard and drawer units with areas of laminate wood roll top work surface over. Inset one and half bowl stainless steel sink unit with drainer adjacent and mixer tap over. Inset four burner Neff Gas hob with fan assisted oven beneath and concealed filter extractor canopy over. Space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer. Ceiling light point, UPVC double glazed window to front aspect. Space for breakfast table if desired. Wall mounted panelled radiator. Wall mounted Vaillant Gas fired boiler. Part tiled walls and tiled splash back.

BEDROOM 1 (13' 9" X 9' 2") OR (4.20M X 2.79M)

UPVC double glazed windows overlooking the rear garden, ample space for fitted or freestanding bedroom furniture, provision for wall hung television, ceiling light point, power points, wall mounted panelled radiator.



BEDROOM 2 (10' 9" X 7' 9") OR (3.28M X 2.37M)

UPVC double glazed window to the front, ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment with glazed screen adjacent, low level flush WC and pedestal wash hand basin. Chrome ladder style towel radiator, inset ceiling spotlights, UPVC opaque double glazed window to side. Fully tiled walls and floor.



OUTSIDE

The rear garden is a fantastic feature of the property facing South West and enjoying a good degree of privacy. Having been recently redone to give a small area of paved patio immediately abutting the property extending onto a good sized area of lawn with raised sleeper style border to one side and at the rear there is ample space for large Shed for storage or Greenhouses if preferred. A pedestrian pathway runs to the side and is separated by a timber gate which leads to:

THE APPROACH

Laid to a mix of macadam for off road parking and attractive slate style chippings to provide off road parking for up to three vehicles.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East along Lymington Road taking the first exit on Ringwood Road at the roundabout. Follow the road until reaching the parade of shops and turn right here into Glenville Road. May Gardens will be found shortly on the right hand side and the property is numbered.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



AGENTS NOTE

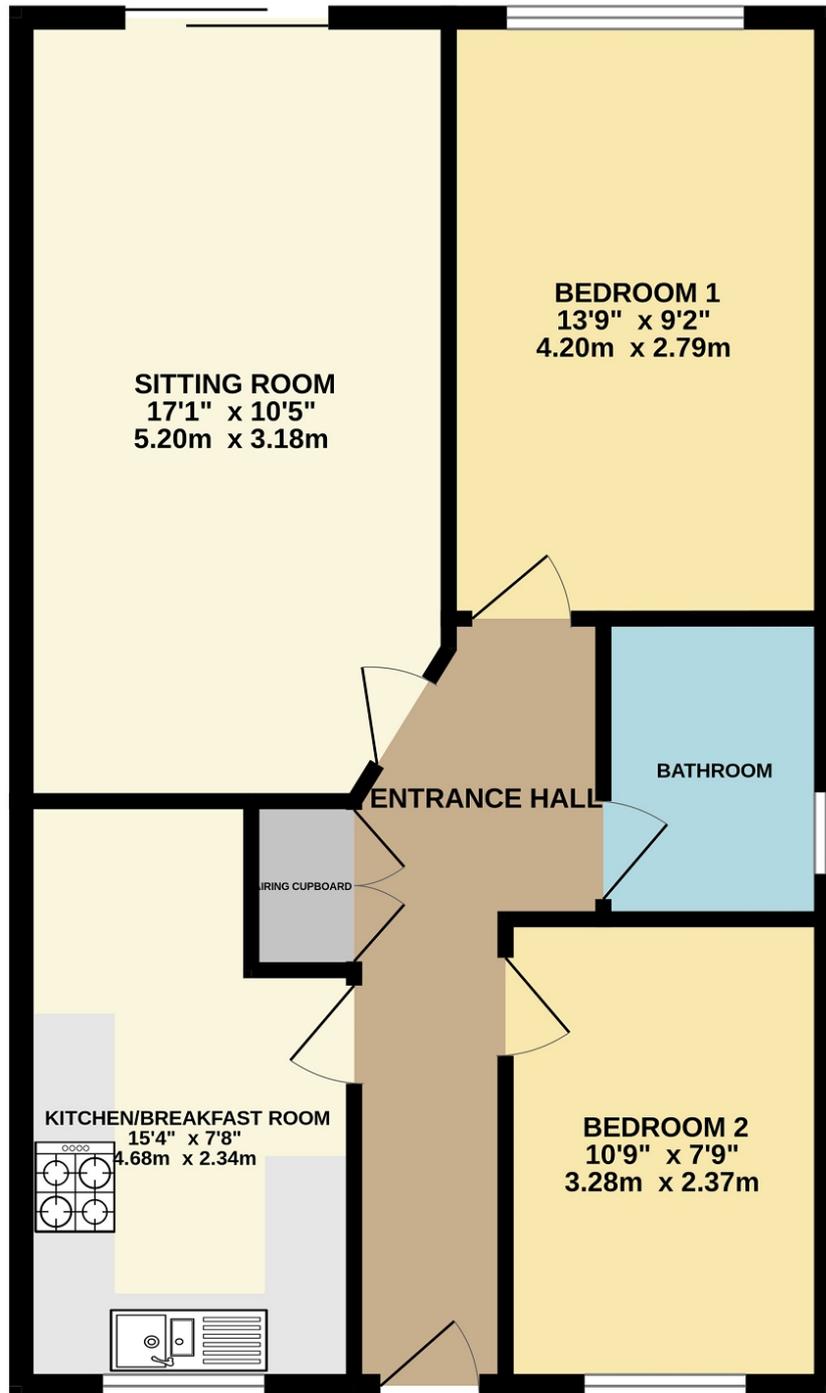
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EPC RATING

The EPC rating for this property is C70



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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