



**8 Tresillian Close, Walkford, Dorset. BH23 5QR**

**£325,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







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A delightful three bedroom end terrace town house with garage offered with no onward chain, situated in a quiet cul-de-sac within the Highcliffe Schools catchment area in a peaceful village location, close to local shops, bus stops and within reasonable proximity to the beach at Highcliffe.



## PORCH

Canopied porch with UPVC double glazed leaded front door leading to the entrance hall.

## ENTRANCE HALL

Service cupboard housing electric consumer unit, central heating radiator with display shelf above, under stairs store area, power points, telephone connection point, stairs to first floor landing. Ground floor cloakroom.

## SITTING ROOM (14' 09" X 11' 01") OR (4.50M X 3.38M)

Attractive UPVC double glazing bay window with central heating radiator below, 2 wall light points, power points, TV aerial socket, coved and textured ceiling, centre ceiling light point, archway to dining room.

## DINING ROOM (9' 03" X 8' 05") OR (2.82M X 2.57M)

Central heating radiator, power points, UPVC double glazed double doors leading onto the rear garden, wall light point and centre ceiling light point.

## KITCHEN (10' 0" X 8' 04") OR (3.05M X 2.54M)

Good range of base and wall cupboards with attractive marble effect surfaces. Built in Whirlpool electric oven with matching four ring ceramic hob above with integrated extractor unit over, recess for washing machine with plumbing provided and recess for fridge and freezer, inset one and a half bowl stainless steel sink top with monobloc mixer tap, fitted slimline dishwasher, wall hung gas fired central heating boiler, attractively part tiled walls, UPVC double glazed door with matching side window leading to the rear garden, ceramic tiled floor, centre ceiling light point.

## LANDING

Access to loft, ceiling light and smoke alarm, power point, door to airing cupboard with slatted shelf and rail, storage cupboard.

## BEDROOM 1 (11' 06" X 10' 01") OR (3.51M X 3.07M)

UPVC double glazed window, central heating radiator, power points, built in double wardrobe with hanging rail and shelving and further cupboard space above.

## BEDROOM 2 (10' 03" X 10' 02") OR (3.12M X 3.10M)

UPVC double glazed window, central heating radiator, power points, built in double wardrobe with hanging rail and shelving and further cupboard space above.

## BEDROOM 3 (8' 06" X 6' 07") OR (2.59M X 2.01M)

Fitted wardrobe cupboard with hanging rail, matching wall cupboards adjacent incorporating shelving units, central heating radiator, UPVC double glazed window overlooking front aspect, power points, centre ceiling light point.

## BATHROOM (7' 06" X 6' 06") OR (2.29M X 1.98M)

White bathroom suite with half ceramic tiled walls and fully ceramic tiled floors, bathroom suite comprises of panelled bath with mixer tap with separate electric power shower with bath/shower screen, low level close coupled W.C., complimenting pedestal wash hand basin with mirror above, central heating radiator, UPVC obscure double glazed window, texture ceiling with ceiling light point.

## OUTSIDE

Attractive gardens to both front and rear, the former laid to lawn with side pathway leading to the garage block. The rear garden has a great deal of privacy with mature trees and hedging to 3 boundaries which comprise of brick and close panelled fencing. A gated access to the side conveniently leads to the garage block. There is a patio area extending the full width of the property stepping down onto a lawned area.

## GARAGE (18' 0" X 8' 06") OR (5.49M X 2.59M)

Garage is sited in a nearby block adjacent to the main residence offering easy access and is the one situated immediately adjacent to the property. The garage has an up and over door.

## VIEWING ARRANGEMENT

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTES

From our offices in Highcliffe proceed in an easterly direction on the main Lymington Road towards New Milton. At the first roundabout take the first exit into Ringwood road as far as the small shopping parade on the left hand side. Immediately opposite turn right into Glenville road. Turn into Tresillian Way which is located approximately three hundred yards down on the right hand side, then take the next right into Tresillian Close, with No 8 located in the cul-de-sac section of the road.

## 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.

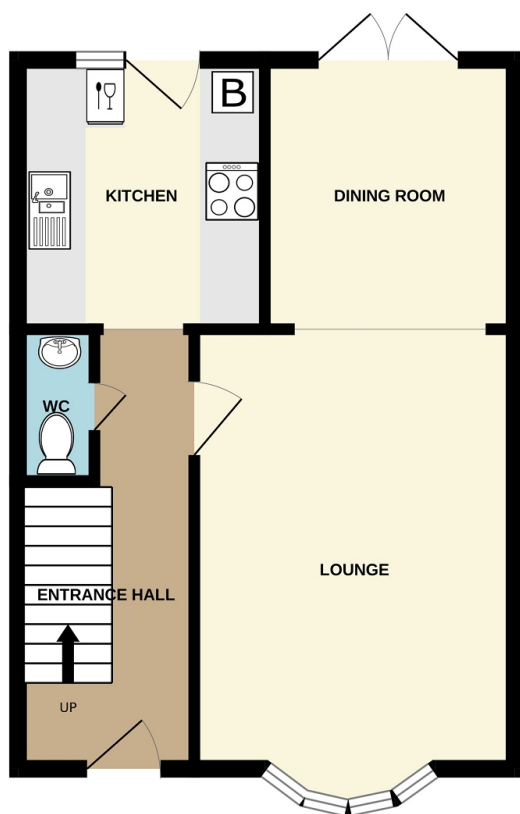
## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

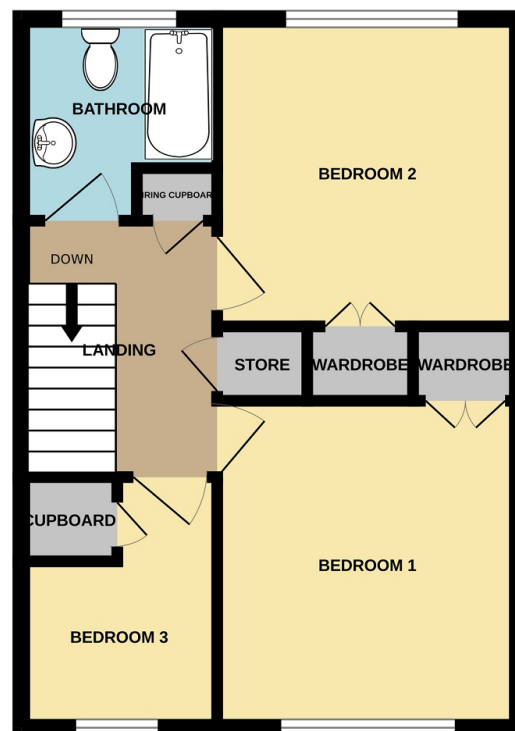
## EPC RATING - THE EPC RATING FOR THIS PROPERTY IS C73



GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



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TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.