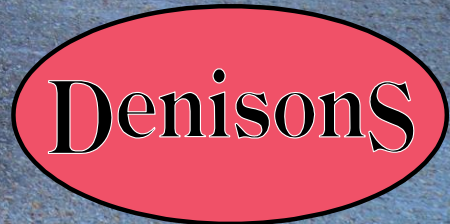




9 Nelson Drive





# 9 Nelson Drive

Christchurch, Dorset, BH23 3SA

£325,000

This stunning two bedroom semi detached house in Mudeford is offered to the market with no onward chain & is modern & spacious throughout.

The property benefits from plenty of off road parking, a garage, gas central heating and a great size garden.

Accommodation comprises of a spacious living room/diner, good size kitchen with a door leading to the rear garden, two double bedrooms with built in storage & wardrobes & a family bathroom.



Estate Agent Act 1979

We can confirm the vendor is related to an employee of Denisons.



## Accommodation

### **Entrance Porch**

**Lounge/Diner 13' 0" x 17' 5" (3.96m x 5.30m)**

**Kitchen 13' 0" x 9' 2" (3.96m x 2.79m)**

**Bedroom 1 11' 0" x 9' 0" (3.35m x 2.74m)**

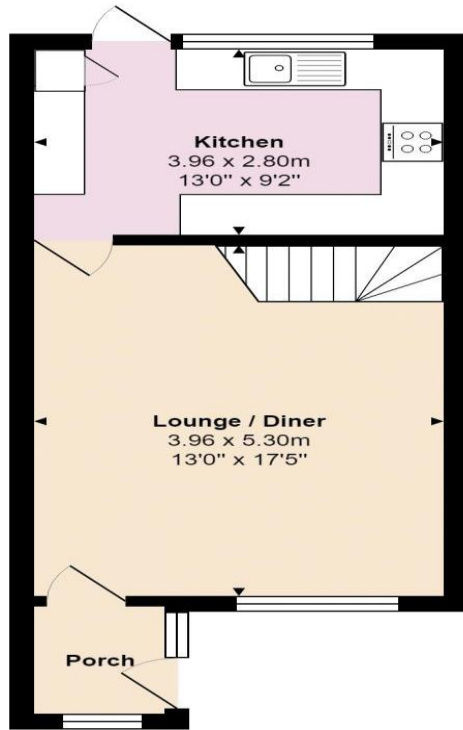
**Bedroom 2 13' 0" x 9' 2" (3.96m x 2.79m)**

### **Family Bathroom**

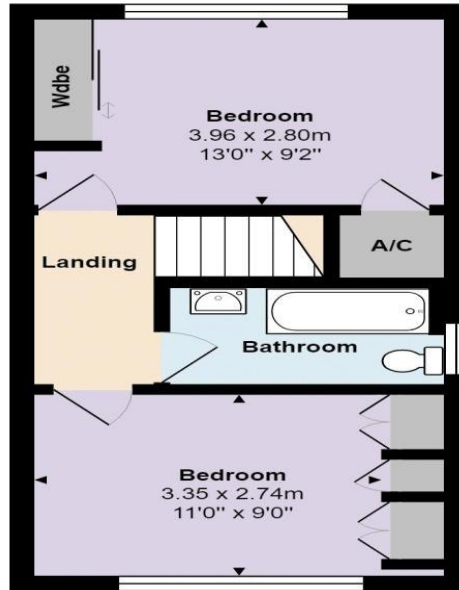


## Services

**We understand that mains gas, electric, water and drainage are all connected. BCP Council, tax band C.**



Ground Floor



First Floor



Total Area: 68.2 m<sup>2</sup> ... 735 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



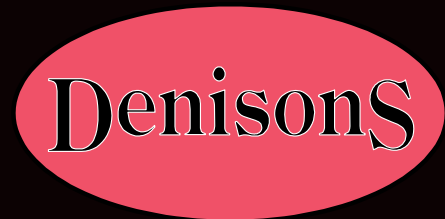
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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