

3 Knapp Mill Avenue, Christchurch, Dorset,
BH23 2JZ

Asking Price **£475,000**



Bedrooms



Living



Bathroom



Parking & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Three Bedroom Semi Detached House in Christchurch

THIS THREE BEROOM SEMI DETACHED HOUSE IS SITUATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY OFFERS GENEROUS ACCOMMODATION, OFF ROAD PARKING AND A DOUBLE LENGTH GARAGE.

3 Knapp Mill Avenue is an opportunity to purchase a spacious semi detached house in a popular location. Christchurch Town Centre is approx. one mile away with its 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Christchurch Mainline Railway Station is close by with a direct line to London Waterloo. Local bus services connect the surrounding area and the property sits within the Twynham School catchment area.

The front door leads into the entrance hall. The kitchen is set to the front of the property with a range of base and eye level units. There is a lounge/diner with a sliding door to an impressive conservatory extension. Stairs from the entrance hall lead to the first floor landing. There are three bedrooms and a bathroom with wc, basin and bath with shower over.

To the front of the property, a driveway provides OFF ROAD PARKING. There is an attached DOUBLE LENGTH GARAGE with doors to the front and back as well as a cloakroom with wc.

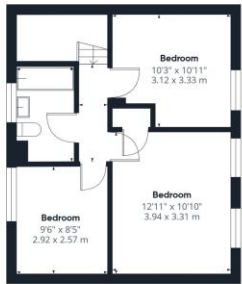
The rear garden features sections of lawn and patio as well as some borders. There is a garden shed.

TENURE: FREEHOLD.
COUNCIL TAX BAND: C



KEY POINTS

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWYNHAM CATCHMENT
- OFF ROAD PARKING
- DOUBLE LENGTH GARAGE
- WELL PRESENTED



Approximate total area[®]
1362 ft²
126.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

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