

4A Jumpers Avenue, Christchurch, Dorset,  
BH23 2EP

Asking Price £475,000

 3

Bedrooms

 2

Living

 1

Bathroom/Ensuite

 \*

Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# This WELL PRESENTED DETACHED HOUSE offers GENEROUS

THIS WELL PRESENTED DETACHED HOUSE OFFERS GENEROUS ACCOMODATION SET WITHIN TWYNHAM SCHOOL CATCHMENT AND BENEFITS FROM NO ONWARD CHAIN.

4A Jumpers Avenue is positioned within a well-established residential location within 1.5 miles of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is also close at hand as well as a number of local neighbourhood shops and regular bus services. The house is also situated within the Twynham School Catchment Area.

This characterful home offers thoughtfully proportioned accommodation arranged over two floors, complemented by a separate garage and practical utility areas. The property blends comfortable everyday living with versatile space for modern family life.

The front door leads to a welcoming entrance hall.

To the front of the property A separate snug/office offers valuable flexibility - ideal as a home office, playroom or TV room.

Set behind this a spacious lounge/dining room, extending to over 18 feet in length and providing an excellent space for family living.

The kitchen is well-proportioned and conveniently positioned alongside a utility room, ensuring practical day-to-day functionality with additional storage and laundry space. A ground floor WC adds further convenience.

Upstairs, the property benefits from three well proportioned bedrooms, served by a family shower room, completing the well-designed first-floor layout.

Outside there is off road parking to the front of the property. The rear garden has an area of patio to the immediate rear of the property and A separate garage provides secure parking or valuable storage, enhancing the property's everyday practicality.

Tenure: Freehold

Council Tax Band: D

Agents Notes: Please be aware some photos have been virtually staged.



## KEY POINTS

- NO CHAIN
- TWYNHAM SCHOOL CATCH.
- WELL PRESENTED
- GENEROUS ACCOMODATION
- GARAGE & PARKING
- SOUGHT AFTER LOCATION



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1083 ft<sup>2</sup>  
100.5 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

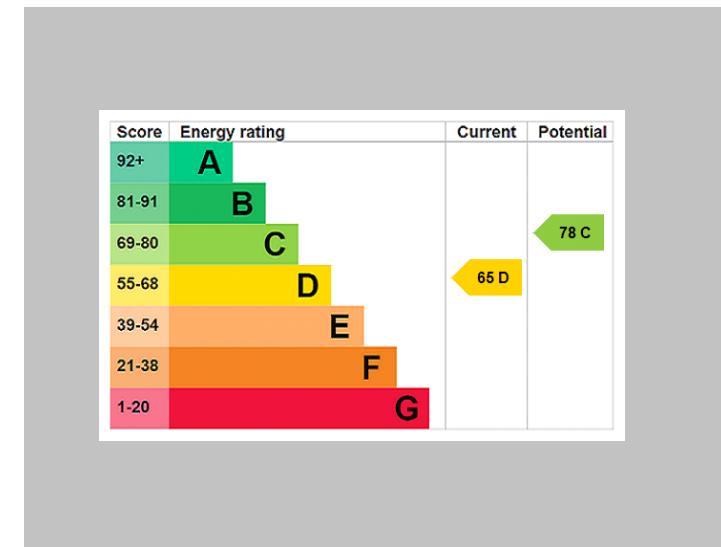
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They 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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