

12 Somerset Road, Christchurch, Dorset,  
BH23 2ED

Guide Price **£380,000**



Bedrooms



Living



Bathroom



Parking & Garage



EST  
1992

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# Updated & Modernised 3 Bedroom Semi-Detached House

UPDATED & MODERNISED BY THE CURRENT OWNERS, THIS 3 BEDROOM SEMI-DETACHED HOUSE IS SITUATED IN A POPULAR LOCATION CLOSE TO A LOCAL PARK AND LOCATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN

Updated and modernised including re-decoration, new floor coverings, kitchen and bathroom plus re-landscaped gardens, this 3 bedroom semi-detached house is located within the Twynham School Catchment Area and has a local park close by.

The property has the benefit of off road parking for 3 cars and a garage.

The entrance hall leads to a cloakroom, with basin and WC. Re-fitted kitchen with a range of units plus concealed lighting, integrated "Rangemaster" double oven with 4-ring gas hob, splashback and extractor cooker hood over. Integrated dishwasher, washing machine, fridge/freezer, sunken sink and an eye level cupboard housing "Worcester" gas boiler. Door to left-hand side. The spacious lounge/dining room has an understairs storage cupboard with double glazed bi-fold doors leading to the rear garden.

From the entrance hall, stairs lead to the first floor landing. Hatch to roof space.

Bedroom one has a built-in cupboard, window to front.

Bedrooms two and three have windows to rear.

The re-fitted bathroom has fully tiled walls and comprises panelled bath with rain shower plus screen, basin with 2 cupboards under plus WC.

The front garden has been block-paved and provides off-road parking for 2 cars. To the left hand side, single timber gate plus covered block-paved pathway leads to the rear

garden which has an area of composite decking, artificial lawn to left hand side, pathway to the rear with a single timber gate leads to Bernards Close. Driveway leads to garage with up and over door, pitched roof and rear personal door.

TENURE: FREEHOLD  
COUNCIL TAX BAND: D

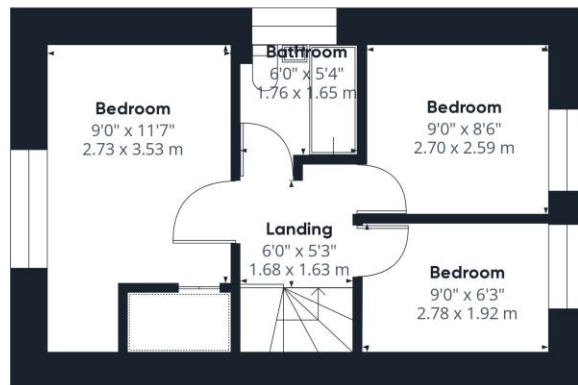


## KEY POINTS

- VACANT POSSESSION
- THREE BEDROOMS
- OFF ROAD PARKING
- WELL PRESENTED
- TWYNHAM CATCHMENT
- SEMI DETACHED



### Ground Floor



**Floor 1**

Approximate total area<sup>m</sup>

714.94 ft<sup>2</sup>

66.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

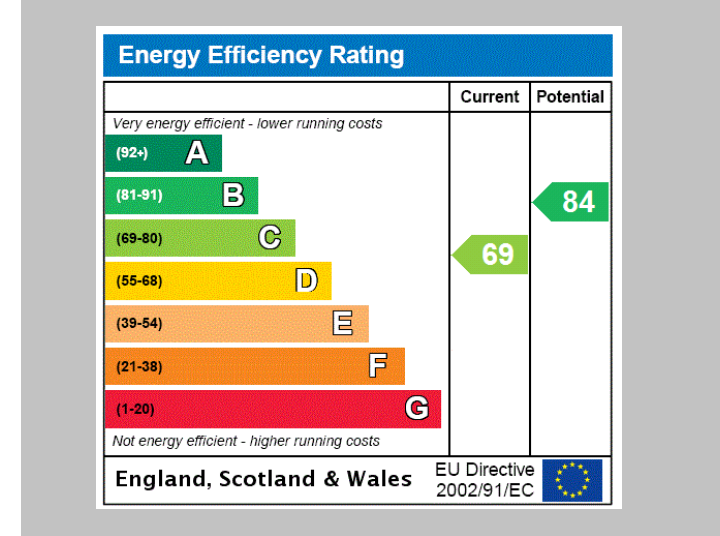
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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They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