

32 Portfield Close, Christchurch, Dorset,
BH23 2AH

Asking Price **£350,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
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A Two Bedroom House in Twynham School Catchment

THIS TWO BEDROOM END TERRACE HOUSE IS SITUATED IN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY IS WELL PRESENTED AND FEATURES OFF ROAD PARKING AS WELL AS ENJOYING A GENEROUS GARDEN WITH A SOUTH WESTERLY ASPECT

32 Portfield Close is an opportunity to purchase a two bedroom property towards the end of a quiet cul de sac in a sought after location. The property is situated approx half a mile from 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 regular bus services connecting the surrounding area. This house is also situated within the Twynham School Catchment Area.

The front door leads into the porch The lounge is set to the front of the property with a useful understairs storage cupboard. A door leads through to the kitchen/diner at the rear. The kitchen features a range of attractive units with some integral appliances.

Stairs from the lounge lead to the first floor landing. There are two bedrooms. Bedroom one benefits from built in wardrobes. The bathroom has a wc, basin and bath with shower over.

To the front of the property a driveway provides OFF ROAD PARKING. The impressive rear garden is a key feature of this home with its SOUTH WESTERLY REAR ASPECT. There are sections of lawn and patio as well as a large garden shed.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- TWO BEDROOMS
- END OF TERRACE
- OFF ROAD PARKING
- WELL PRESENTED
- TWYNHAM CATCHMENT
- IMPRESSIVE GARDEN

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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