

6 Avon Road West, Christchurch, Dorset,
BH23 2DG

Asking Price **£495,000**



Bedrooms



Living



Bathrooms



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Beautifully Presented Semi Detached House in Christchurch

THIS THREE BEDROOM SEMI DETACHED HOUSE HAS BEEN THOUGHTFULLY EXTENDED & MODERNISED BY THE CURRENT OWNERS. THE PROPERTY FALLS WITHIN THE TWYNHAM CATCHMENT AREA AND BOASTS AN IMPRESSIVE KITCHEN/DINER

6 Avon Road West is an opportunity to purchase a well presented and characterful family home in a sought after location. The property is situated approx 1 mile away 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. This house is also situated within the Twynham School Catchment Area.

The front door leads into the porch and in turn the entrance hall where there is a useful storage cupboard. The lounge is set to the front of the property with a log burner. This room opens up into a further snug. The kitchen/diner is a key feature of this property. There are a number of attractive base and eye level units and a roof lantern above the dining area. Double doors lead out to the rear garden. There is a separate utility room/WC which also houses the gas central heating boiler.

Stairs from the entrance hall lead to the first floor landing. There are three double bedrooms. The main bedroom is set to the rear of the property and benefits from an ensuite with wc, basin and shower unit. There is a separate family bathroom with wc, basin and bath with shower over.

To the front of the property is an area of loose shingle which is ideal for OFF ROAD PARKING stpp. There is a gated side access to the left of the property.

The rear garden is laid mainly to lawn with some patio areas and borders. There is also a garden shed.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

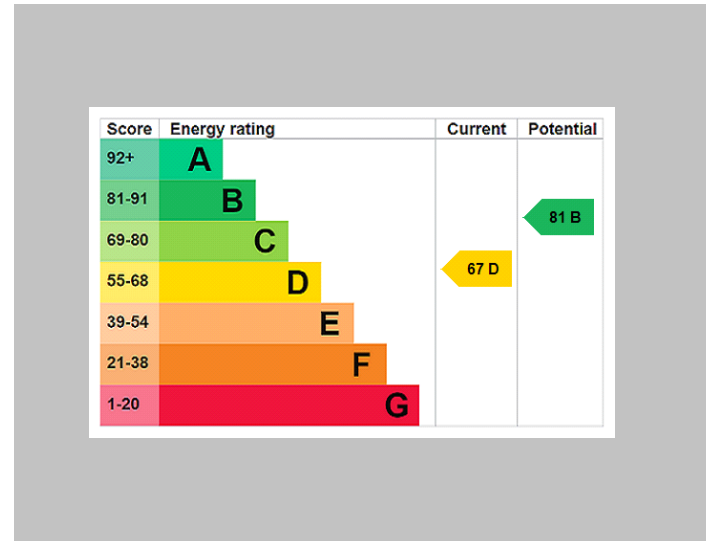
- THREE DOUBLE BEDROOMS
- TWYNHAM CATCHMENT
- BEAUTIFULLY PRESENTED
- EXTENDED
- SEMI DETACHED HOUSE
- POPULAR ROAD



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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