

34 Portfield Close, Christchurch, Dorset, BH23 2AH

Asking Price **£295,000**



Bedrooms



Living



Bathroom



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# TWO BEDROOMS...END TERRACE HOUSE...TWYNHAM SCHOOL

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THIS TWO BEDROOM END TERRACE HOUSE IS SITUATED IN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY IS WELL SITUATED FOR CHRISTCHURCH TOWN CENTRE AND TRAIN STATION ALONG WITH HAVING A SOUTH WESTERLY ASPECT GARDEN.

34 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 ground floor comprises a welcoming living room with generous proportions and an abundance of natural light, The kitchen features a range of eye and base level units along with space for appliances. A conservatory overlooking the garden Could be used as a dining area, garden room, or relaxed entertaining space.

On the first floor, there are two comfortable bedrooms, including a spacious principal bedroom, alongside a family bathroom. The second floor boasts a versatile loft room, perfect for use as a third bedroom, home office or hobby room, providing valuable additional space.

Externally, the property enjoys a good-sized garden, offering plenty of scope for landscaping or extension along with potential to create off road parking to the front of the property. (subject to the usual consents).

Tenure: Freehold  
Council Tax Band: C

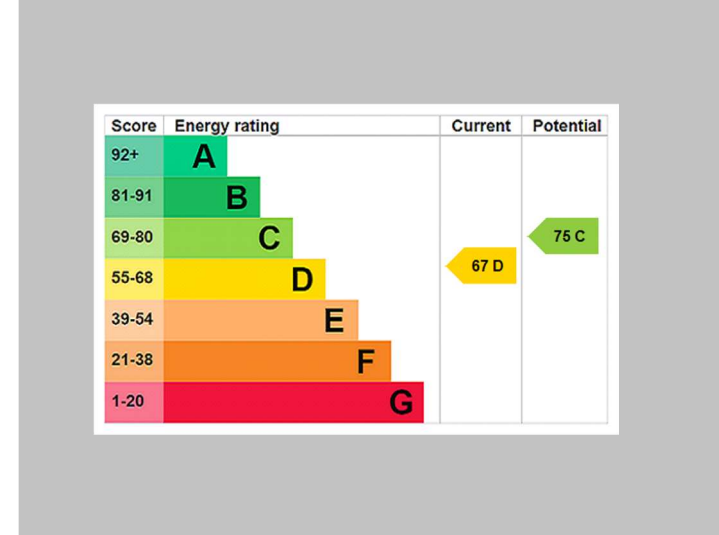


## KEY POINTS

- POTENTIAL TO MODERNISE
- GENEROUS LIVING ROOM
- CONSERVATORY
- TWO BEDROOMS
- NO CHAIN
- CLOSE TO TOWN CENTRE



# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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