

13 Elizabeth Avenue, Christchurch, Dorset,
BH23 2DN

Guide Price **£450,000**



3

Bedrooms



3

Living



1

Bathroom



Parking



EST
1992

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A Three Bedroom Semi Detached House in Christchurch

THIS THREE BEDROOM SEMI DETACHED HOUSE IS SITUATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY FEATURES AN IMPRESSIVE SOUTH WESTERLY FACING REAR GARDEN AS WELL AS OFF ROAD PARKING

13 Elizabeth Avenue offers a fantastic opportunity to purchase a well-presented family home in a sought-after location. The property is situated approximately one mile from Christchurch Town Centre, renowned for its historic 11th-century Priory, Town Quay, and a vibrant selection of shops, cafes, bars, and restaurants. Christchurch Mainline Railway Station is close at hand, alongside regular bus services.

The front door leads into the entrance hall with stairs rising to the first floor landing. The lounge is set to the front of the property, while the separate dining room is positioned to the rear, with doors leading through to the conservatory. The kitchen features a range of base and eye level units with an integral cooker and hob.

There are three upstairs bedrooms. Bedroom one, a double, is set to the front and features a range of built-in wardrobes. Bedroom two, also a double, looks out over the long rear garden, while bedroom three is set as a guest single room. There is also access to the part-boarded and shelved loft area for storage. The bathroom features a toilet, wash basin, and bath with a shower attachment.

To the front of the property, a driveway provides OFF-ROAD PARKING. There is gated access to the left side of the house and the back door.

The long rear garden is a 'key feature' of this home and enjoys a SOUTH-WESTERLY ASPECT, which catches the sun. The garden is divided between patios and lawn, bordered by mature flowerbeds and established shrubs. There is also a 5m x 4m GARDEN CHALET and a storage shed. At the very end of the garden, through a picket gate, is a productive vegetable patch.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



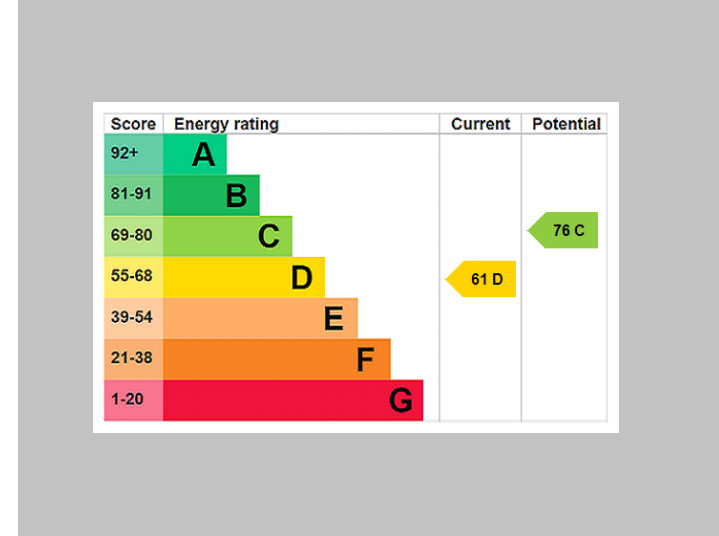
KEY POINTS

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GENEROUS GARDEN
- OFF ROAD PARKING
- TWYNHAM CATCHMENT
- CONSERVATORY EXTENSION



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