

35 Wickfield Avenue, Christchurch, Dorset,
BH23 1JA

Asking Price **£725,000**



3

Bedrooms



2

Living



2

Bathrooms



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Vacant Three Bedroom Chalet in Central Christchurch

THIS THREE BEDROOM DETACHED CHALET BUNGALOW IS SITUATED IN THE HEART OF CHRISTCHURCH TOWN CENTRE. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND FEATURES OFF ROAD PARKING.

35 Wickfield Avenue is an opportunity to purchase a three bedroom chalet in Christchurch Town Centre. Christchurch is a beautiful and vibrant town with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. The property also falls within the Twynham Catchment.

The front door leads into the entrance hall where there is a large storage cupboard. There is plumbing in this cupboard so it could be used as a utility cupboard if required. The L-shaped lounge/dining room is set to the rear of the property and has a sliding door to the conservatory extension. The kitchen features a range of base and eye levels units with some integral appliances. The gas central heating boiler is wall mounted.

The property benefits from three double bedrooms. There are two bedrooms on the ground floor with bay windows to the front of the property. Stairs from the entrance hall lead to the first floor landing where there is access to the main bedroom. There is a dressing area and a generous ensuite comprising wc, wash hand basin, bath and separate shower unit. There is also a ground floor shower room with wc, wash hand basin and shower unit.

To the front of the property there is a driveway providing OFF ROAD PARKING. The driveway continues down the right hand side of the property towards the DETACHED GARAGE.

The rear garden is designed with ease of maintenance in mind but features some raised beds with shrubs and flowers. There is a shed and summerhouse.

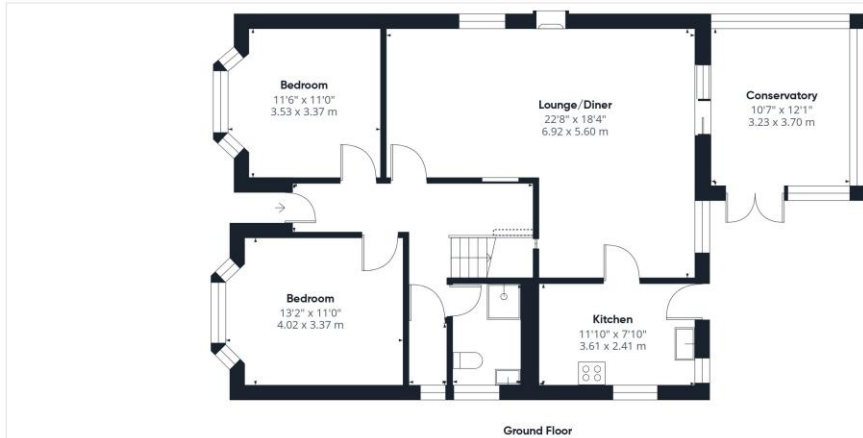
Agents note: Please note that some of the photos within these particulars have been virtually staged.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



KEY POINTS

- THREE BEDROOMS
- DETACHED CHALET
- VACANT POSSESSION
- OFF ROAD PARKING
- CENTRAL CHRISTCHURCH
- TWO BATHROOMS



Approximate total area⁽¹⁾
 1313 ft²
 121.9 m²

Reduced headroom
 11 ft²
 1 m²



(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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