



6 Avon Buildings



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Christchurch, Dorset,

BH23 1QS

£399,950

This beautifully presented **THREE BEDROOM COTTAGE** is situated in a **TOWN CENTRAL LOCATION** and is finished to a high standard. The accommodation includes an entrance hallway, spacious lounge **WITH LOG BURNER**, modern luxury kitchen/breakfast room, two double bedrooms with built-in wardrobes, a good-sized single bedroom, **SEPARATE LOFT ROOM** and a modern fitted bathroom. Benefits of this property include a secluded garden, an outbuilding, gas-fired central heating, and **OFF-ROAD PARKING FOR ONE VEHICLE**. Offered for sale with no forward chain. The property is located within walking distance of Christchurch High Street, local bus routes, train station and it is also within Twynham School catchment. We strongly advise an early viewing to fully appreciate the accommodation on offer. Council Tax band D EPC Band C



Living Room 18' 9" x 15' 7" (5.71m x 4.75m)

Kitchen/Diner 14' 6" x 12' 5" (4.42m x 3.78m)

First floor Landing

Bedroom 2 11' 11" x 9' 6" (3.63m x 2.89m)

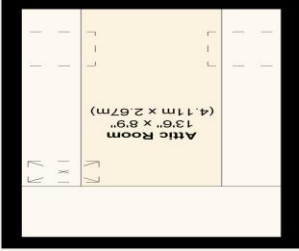
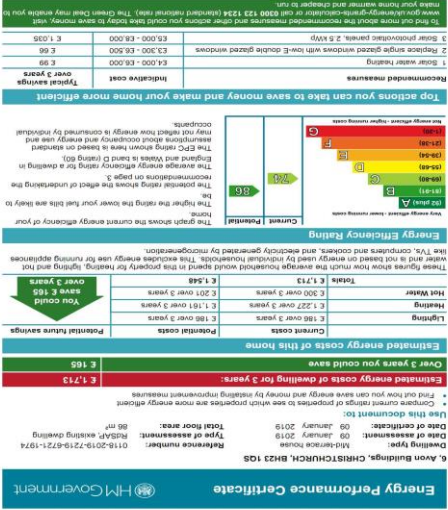
Bathroom 11' 2" x 5' 5" (3.40m x 1.65m)

Bedroom 1 15' 7" x 8' 0" (4.75m x 2.44m)

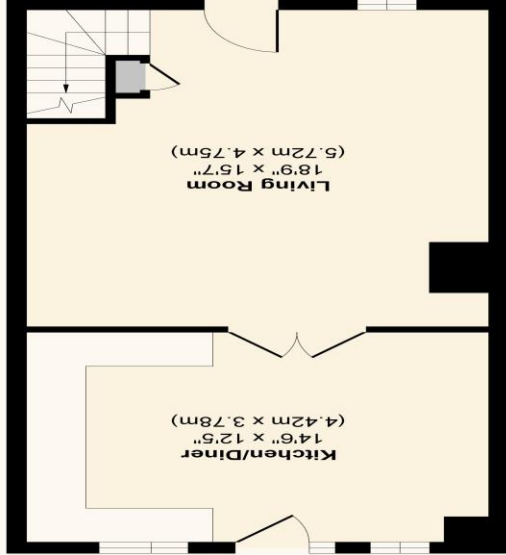
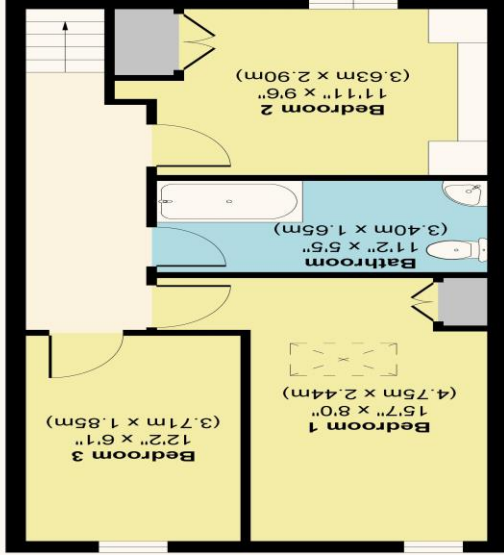
Bedroom 3

Attic Room 13' 6" x 8' 9" (4.11m x 2.66m)





Attic Room
Approximate Floor Area
118 sq. ft
(10.96 sq. m)



Approx. Gross Internal Floor Area 1117 sq. ft / 103.76 sq. m
Produced by Elements Property

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