



6 Andover Close



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Christchurch, Dorset, BH23 4SP.

£349,950

Fully refurbished spacious two double bedroom semi-detached house situated within walking distance of local award winning beaches, Mudeford Quay and amenities. The property is entered via an enclosed entrance porch which leads through to the spacious lounge/diner. At the rear of the property is a modern well equipped kitchen with plenty of storage space and access to the private rear garden which has been done to a high standard and making it low maintenance. There is a summer house with power and light and the garage is also accessible from the garden. Stairs from the lounge lead up to a landing area which gives access to both double bedrooms and the modern family bathroom. Please call to avoid disappointment on missing out on this stunning house.



Entrance Porch

Lounge 16' 9" x 12' 4" (5.10m x 3.76m)

Kitchen 12' 5" x 7' 8" (3.78m x 2.34m)

Bedroom 1 12' 5" x 8' 6" (3.78m x 2.59m)

Bedroom 2 12' 4" x 7' 6" (3.76m x 2.28m)

Family Bathroom

Garage 17' 5" x 8' 6" (5.30m x 2.59m)

Garden Chalet 9' 7" x 8' 6" (2.92m x 2.59m)



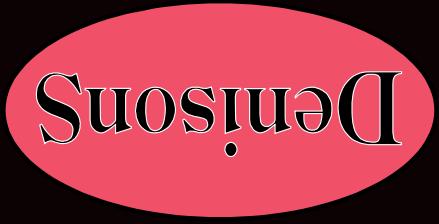
Services

We understand that mains, gas, electric, water and sewerage are all connected.

Directions

From our Christchurch office, head along the high street and at the roundabout take the dual carriageway towards Highcliffe. At the 2nd roundabout continue straight over until you reach the next mini roundabout taking the 3rd exit right into The Runway. Then take the 2nd turning on the right into Brabazon Drive, 1st left into Andover Close and the property will be found on the left hand side.





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Energy Efficiency Rating	
Potential	Current
	83
	71
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

