



Estate Agents



Auctioneers

Bronte Avenue, Christchurch, Dorset, BH23 2NB

Offers in Excess of £360,000 – Freehold

Three Bedroom Semi Detached House in Need of Some Updating
Entrance Lobby | Entrance Hallway | L-Shaped Lounge/Dining Room | Kitchen | First Floor Landing
Three Bedrooms | Bathroom | Integral Garage | Gardens

A three bedroom semi detached family house situated in a sought after location within catchment for popular primary schools and Twynham Comprehensive School. The property is now in need of some updating but features gas fired central heating, UPVC double glazing, downstairs cloakroom, integral garage and a fully enclosed rear garden.

The historic town centre of Christchurch is within a mile walk, with its array of restaurants, bars and coffee shops; with the Priory Church and picturesque riverside walks along the quay just beyond. A local bus service links Christchurch to Bournemouth and Poole, and the train station provides direct links to London which is approximately 100 miles away.

The front door leads into the entrance lobby and entrance hallway; there is a useful understairs storage cupboard and downstairs w.c. The L-shaped lounge/dining room measures 16' in length, has a window overlooking the rear garden and leads into the kitchen - which is now in need of updating. Upstairs there are three bedrooms and a bathroom comprising a three piece suite of bath, wash basin and w.c., with airing cupboard housing the pre insulated hot water cylinder.

Integral garage with up and over door and measuring 17'7 x 8'3. The rear garden is fully enclosed and screened, comprising of a lawned area with shrub borders. At the front of the property there is a driveway providing off road parking, together with a lawned garden.

Council Tax Band: C

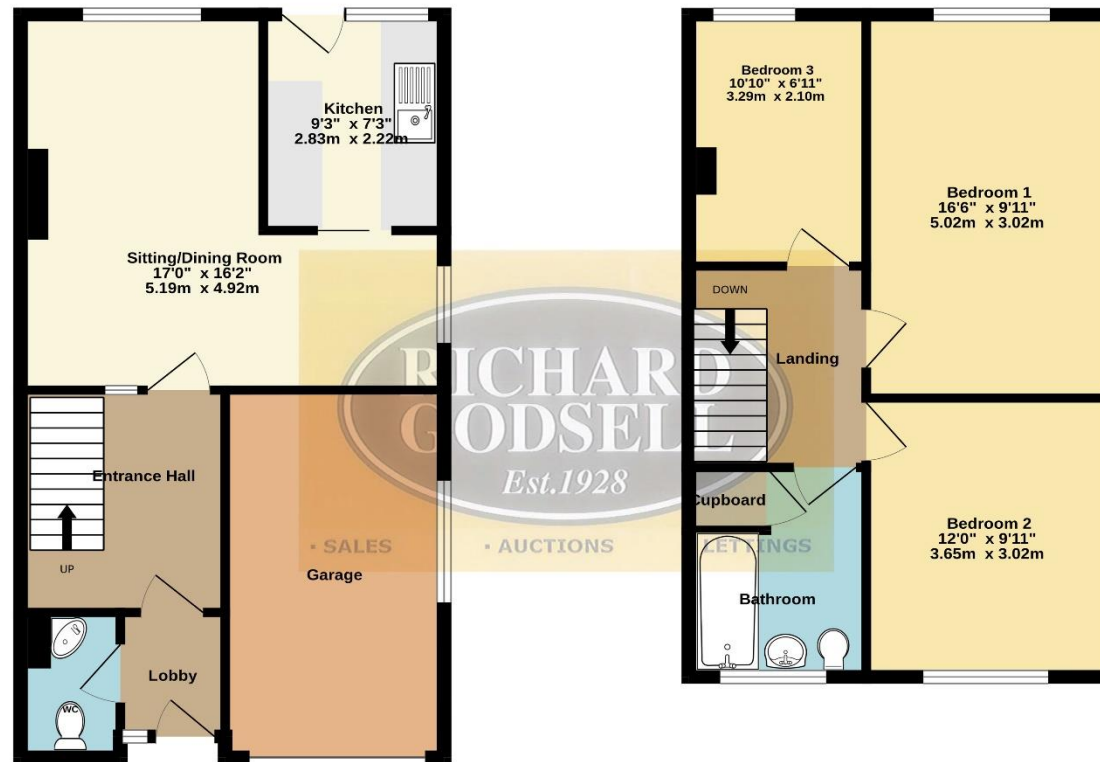
EPC Rating: 68 | D





GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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