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18A SOMERFORD AVENUE, HIGHCLIFFE BH23 4JA PRICE £425,000 FREEHOLD

Winkworth

for every step...

A detached three-bedroom house in a quiet cul-de-sac between Highcliffe and Christchurch.

18A Somerford Avenue, Highcliffe BH23 4JA

Price £425,000 **Freehold**

01425 270 055

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Situation:

The property is situated in a convenient location with the village of Highcliffe circa *1.7m away which offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa *1.8m away, with a regular service to Bournemouth, Southampton, and London Waterloo.

Highcliffe and surrounding area benefits with some of the area's most beautiful sandy beaches and coastline, circa *1.3m to Highcliffe Beach.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Source *Google Maps

Description:

A detached three-bedroom house located in a quiet cul-de-sac between Highcliffe and Christchurch.

The property offers a good size driveway and large integral garage.

The kitchen is found to the front of the property with an attractive bay window.

There are two reception rooms to the back of the property, both with French doors opening to the rear garden. There is also a very useful downstairs w/c.

On the first floor are three bedrooms, the principal room benefits from an en-suite shower room. There is also a well fitted family bathroom.

The garden is mainly laid to lawn, with an area of patio leading from the rear of the garden.

No Forward Chain.

Summary:

- Three bedroom detached property
- Two bathrooms
- Fitted kitchen with integrated appliances
- Reception room with French doors to garden
- Garden with patio area
- Garage
- Driveway with parking for several cars
- BCP Council Tax Band E

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 71mbps

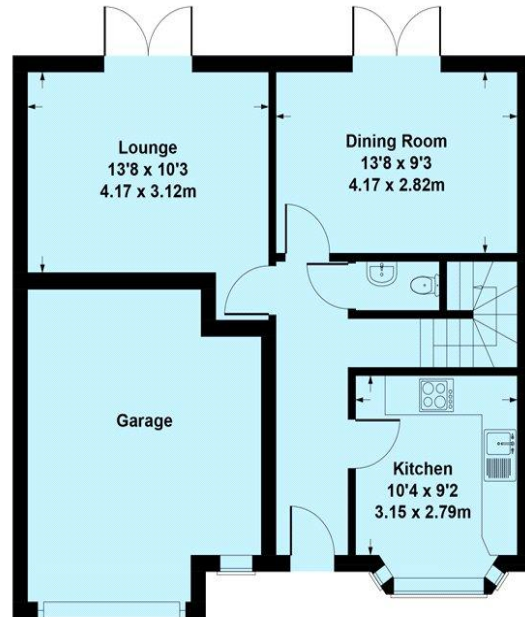
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability

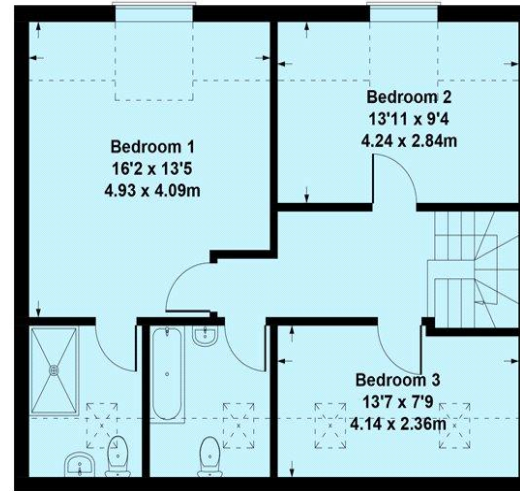


18A Somerford Avenue

Approximate gross internal area
1347 sq ft - 125 sq m



GROUND FLOOR

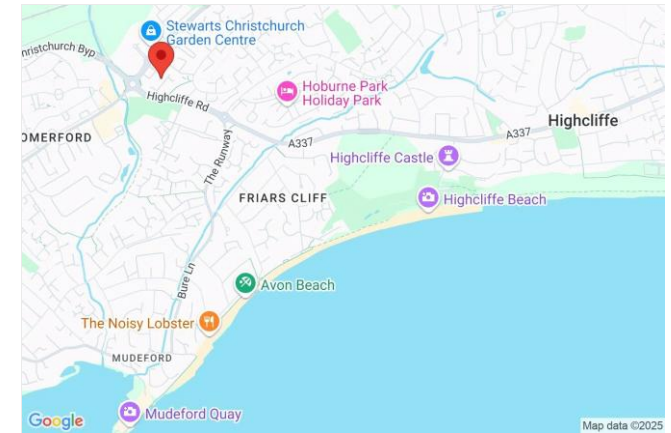


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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