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7 AVON ROAD WEST, CHRISTCHURCH, DORSET, BH23 2DF OFFERS IN EXCESS OF £500,000

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# A beautifully presented and deceptively spacious semi-detached family home situated in a popular and convenient side road location in Christchurch.

7 Avon Road West, Christchurch, Dorset, BH23 2DF

Offers in excess of £500,000

Tenure: Freehold

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A beautifully presented and deceptively spacious semi-detached family home situated in a popular and convenient side road location within the Twynham School catchment area (circa. 1.1 of a mile) and just a short walk from both Christchurch Junior (circa. 0.7 of a mile) and Twynham Primary (circa. 0.9 of a mile) schools.

The property is situated circa. 1 mile from Christchurch Town Centre with its 11th Century Priory, pedestrianised shopping facilities and various bars and restaurants. Also conveniently located for local bus routes and the nearby Christchurch railway station (circa. 0.6 of a mile) with mainline to London Waterloo.

A frosted double glazed entrance composite door leads to the entrance hall. Under stairs cloaks/storage area and door to cloakroom which comprises a refitted suite with enclosed w.c. and vanity basin with base level cupboard under. Half tiled walls and ceramic tiled floor.

The lounge/dining room has a bay window to the front aspect. Open fire with space/potential for log burner. Further window to right-hand side.

From the lounge/dining room, twin glazed internal doors lead to the kitchen/breakfast room with range of refitted base and eye-level units, worktop space over, half tiled walls and concealed lighting. French doors lead to the patio/rear garden. Integrated double fan-assisted oven/grill. 4-ring

burner gas hob with extra cooker canopy over. Appliances include: dishwasher, washing machine and space for fridge/freezer. Eye-level cupboard housing 'Biasi' gas boiler. Wine rack.

From the entrance hall, stairs lead to the first floor landing. Hatch to roof space with wooden pull down loft ladder. Two linen cupboards with shelving.

Bedroom one has a side aspect window with built-in units to one side. Bedroom two has a front aspect window and built in wardrobes. Bedroom three has built-in wardrobes to one side, space for a dressing table and a rear aspect window. Bedroom four has a front aspect window and storage cupboard with shelving.

The bathroom has a suite comprising panelled bath with tiled splashback. Enclosed w.c. Vanity basin with base level cupboard under. Fully tiled shower cubicle with rain shower. Illuminated mirror. Frosted window to rear aspect. Ceramic tiled floor.

The front garden is laid to tarmac for easy maintenance and provides off road parking for two vehicles. To the right-hand side a single timber gate and paved pathway leads to the rear garden.

The rear garden comprises a paved patio and is mainly laid to lawn with shrub and flower borders. Further paved patio area to the rear of the garden with space for garden shed.

## At a glance...

- Beautifully presented semi-detached house
- Four bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Family bathroom
- Ground floor cloakroom
- Off road parking
- Enclosed rear garden
- UPVC double glazing & gas central heating
- Twynham school circa. 1.1 mile
- Christchurch junior school circa. 0.7 of a mile
- Twynham primary school circa. 0.9 of a mile
- BCP Council Tax Band = "D"



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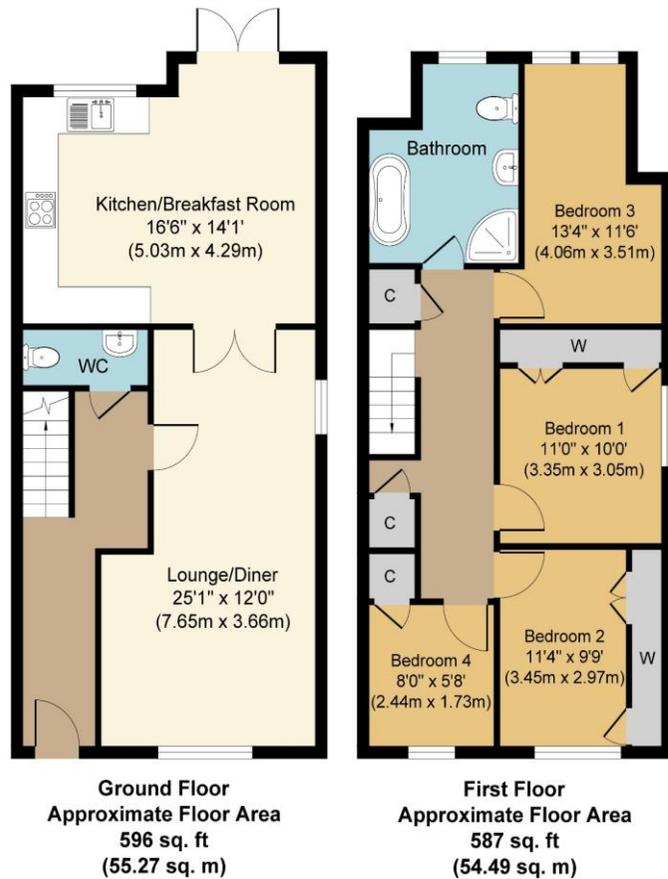


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Mudford | 01425 274444 | mudford@winkworth.co.uk

### 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 1000mbps

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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