



63 Avon Road West, Christchurch, Dorset. BH23 2DF

£675,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A fantastic five bedroom Family Home situated in this quiet and sought after location within walking distance of the mainline Train Station and the coveted Twynham School Catchment area. The property is deceptively spacious and extremely versatile in its layout offering a potential Ground Floor Annexe for dependent relative if required as well as a previous Planning Permission (now expired) to convert the double garage into a self contained annexe. Vendor Suited.



ENTRANCE HALL

Accessed through a recently installed entrance door with opaque double glazed inserts and having under stairs storage, further storage cupboard housing the electric meter and consumer unit. Wall mounted panelled radiator, ceiling light point, telephone point. Door to:

LIVING ROOM (12' 0" X 11' 9") OR (3.65M X 3.57M)

Plus Bay recess of 0.5m. A wonderfully bright reception room with good sized box bay window to the front aspect, provision for wall hung television, space for faux wood burning stove as a focal point if desired, ceiling light point, power points, wall mounted double panelled radiator.



BEDROOM 1 (12' 9" X 10' 2") OR (3.89M X 3.11M)

plus Snug area of 1.21m x 3.09m overlooking the front of the property. A versatile room with a super snug area perfect for a cosy reading or music corner and offering alternative uses for the room as an Annexe. Benefiting from a large UPVC box bay window to the front, numerous power points, wall mounted panelled radiators and ceiling light point with ample wall space for furniture. Access is then given via a door to the:

EN SUITE SHOWER ROOM

Offering a level threshold entrance to a walk-in enclosed corner shower cubicle with Mira fittings, corner wash hand basin and low level flush WC, fully tiled walls, UPVC opaque double glazed window to side. Wall mounted electric chrome ladder style towel radiator.



KITCHEN/DINING ROOM (22' 4" X 11' 9") OR (6.80M X 3.57M)

Narrowing in one end to 1.38m. The Kitchen itself is fitted with an extensive range of Oak fronted base and wall mounted units with areas of laminate roll top work surface over, recess for electric Range style hob and oven, space for American style fridge/freezer, space and plumbing for washing machine. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Wall mounted Worcester Bosch Gas fired combination boiler serving the hot water and central heating systems. A set of double glazed double doors lead out to the garden at one end and to the other an opaque double glazed door leads to the same. Numerous inset ceiling spotlights, double power points, wall mounted panelled radiators.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access into the roof space via hatch with a timber fold away ladder with the roof space having light and being partially boarded. Access is then provided to all remaining first floor rooms.



BEDROOM 2 (10' 0" X 9' 7") OR (3.06M X 2.92M)

UPVC double glazed window to the side aspect, open display shelving, ceiling light point, power points, wall mounted panelled radiator, large recessed cupboard offering potential for walk-in wardrobe with light point and radiator.

BEDROOM 3 (10' 3" X 7' 1") OR (3.13M X 2.16M)

A wonderfully bright room with UPVC double glazed window to the front aspect, double power points, wall mounted panelled radiator, ceiling light point.



BEDROOM 4 (10' 2" X 13' 7") OR (3.11M X 4.14M)

previously Bedroom 1 but now used as a Study but comfortably large enough to be set up as a main bedroom again if preferred. Large UPVC double glazed box bay window to front, ceiling light point, wall mounted panelled radiator, built-in wardrobes with hanging space and shelving, power points.



BEDROOM 5 (14' 2" MAX X 5' 0") OR (4.31M MAX X 1.52M)

UPVC double glazed window to side aspect, mirror fronted wardrobes, power points, display shelving, wall mounted panelled radiator, ceiling light point.

BATHROOM

Fitted with a white three piece suite comprising panel enclosed bath with mixer tap and hand shower attachment, pedestal wash hand basin, low level flush WC, fully tiled walls, UPVC double glazed window to rear, inset ceiling spotlights, chrome ladder style towel radiator.

OUTSIDE

The rear garden is of reasonable size offering a concrete pathway/patio area immediately abutting the rear of the property extending onto an area of lawn beyond. To one side is a producing Vegetable patch and storage shed which has electric. To the other side is an extensive driveway with space for around 6 vehicles behind double, secure timber gates, which at the head of the driveway leads to the:

DOUBLE GARAGE (19' 4" X 17' 3") OR (5.90M X 5.26M)

Twin up and over doors, power and light with windows to one side.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along the A337 joining the A35 Christchurch Bypass and continue heading towards Christchurch. At the Fountain roundabout take the fourth exit onto Bargates and proceed for around half a mile until seeing Jumpers Road on your left hand side. Turn here and follow the road until seeing Grove Road West on your left and turn here and shortly into Avon Road West where the property will be found on your left hand side and numbered.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is TBC

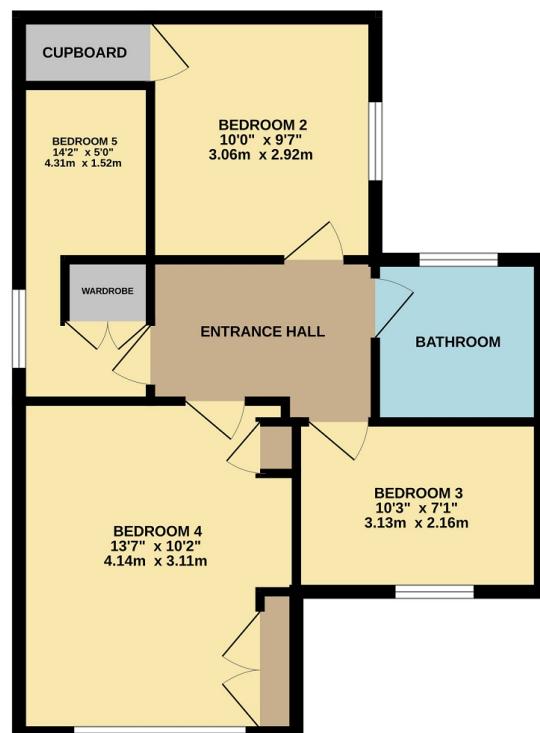
AGENTS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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