



**91A Jumpers Road, Christchurch, Dorset. BH23 2JS**

**£425,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500







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A detached well presented three bedroom property situated in a convenient location in Christchurch within easy reach of Shops, Schools, (Twynham Catchment) mainline Station and bus routes. Sitting Room and Dining Room, Kitchen, bathroom, south backing garden and Garage.





## PORCH

Outside wall light with Porch Canopy above provides access to multi-glazed hardwood front door in turn leading to:

## ENTRANCE PORCH (9' 6" X 3' 3") OR (2.90M X 1.00M)

Tiled floor, ceiling light, UPVC double glazed door providing access to rear garden and double glazed UPVC door provides access to:

## ENTRANCE HALL (6' 10" X 6' 6") OR (2.08M X 1.99M)

Ceiling light point, half turn staircase to first floor landing, door provides access to under stairs storage cupboard, double panelled radiator and opening provides access to:

## KITCHEN (9' 7" X 6' 8") OR (2.92M X 2.04M)

Ceiling strip light, UPVC double glazed window facing front garden and street scene. Eye level and floor mounted kitchen units finished in cream with silver coloured handles with roll top laminated work surfaces with enamel single bowl sink unit with single drainer and swan necked mixer tap. Floor standing Hotpoint gas cooker with four ring gas hob, grill and oven beneath, space and plumbing for automatic washing machine, space for under counter fridge, wall mounted Worcester gas central heating boiler with Drayton programmer to one side, tiled splash backs, power points. Tiled flooring.

## SITTING ROOM (12' 8" X 9' 7") OR (3.85M X 2.93M)

Ceiling light, UPVC double glazed window overlooking rear garden aspect. Stone feature surround with wall mounted gas fire, radiator, TV aerial point, power points, square opening provides access to:

## DINING ROOM (8' 11" X 7' 5") OR (2.71M X 2.25M)

Ceiling light point, double opening French doors to garden, double panelled radiator, wall mounted Honeywell central heating thermostat, TV aerial point, power points.

## FIRST FLOOR LANDING

Ceiling light, access to loft with pull down loft ladder. Power point, UPVC double glazed window facing side aspect, door provides access to shelved storage cupboard, door to:

## BEDROOM 1 (9' 9" X 9' 8") OR (2.97M X 2.94M)

Ceiling light point, UPVC double glazed window facing rear garden aspect. Three wall light points, fitted dressing table with nest of four drawers, knee hole with drawer above. Wall mounted mirror and louvred storage cupboard to one side. Further double opening louvre doors provide access to built-in wardrobe with hanging rail within and storage cupboard above. Double panelled radiator with independent thermostat.

## BEDROOM 2 (12' 1" X 7' 5") OR (3.69M X 2.26M)

UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points, louvre door provides access to built-in storage wardrobe with hanging rail and storage above.

## BEDROOM 3 (9' 6" X 7' 5") OR (2.89M X 2.26M)

Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath and independent thermostat, TV aerial point, power points, wall mounted light with mirror beneath with fitted dressing table, pull-out drawer, louvre door provides access to built-in wardrobe with hanging rail and storage cupboard above.

## BATHROOM (7' 4" X 6' 8") OR (2.23M X 2.04M)

Ceiling light point, UPVC opaque glass double glazed window facing front aspect. Tiling to half height and three quarters height over bath area. White suite comprising low level WC with push button flush, wash hand basin with hot and cold tap. Panelled enclosed bath with mixer taps with separate Triton shower unit above with glazed shower screen to one side. Wall mounted mirror with strip light above with shaver socket. Radiator with towel rail above. Door provides access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater and slatted shelving above.

## OUTSIDE

Low level dwarf brick walling to front boundary with supporting brick pillars provides access to double opening metal gates providing off road parking for a small vehicle. Concrete drive leads to:

## GARAGE

Up and over door, light and power, access to safety trip consumer unit.

## FRONT GARDEN

Laid to lawn with shrub borders.

## REAR GARDEN

Southerly facing, enclosed by panelled fencing and is well screened from neighbouring properties. Shaped flower and shrub borders, outside wall light, concrete patio with path leading to side Entrance Porch and return access to remaining side which is currently fenced off.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

Follow the road signs to Christchurch and on reaching the main roundabout turn into Fairmile and proceed just past the Fire Station on the right and turn left into Jumpers Road (just before the Hospital)



## EPC RATING

The EPC rating for this property will be confirmed shortly.

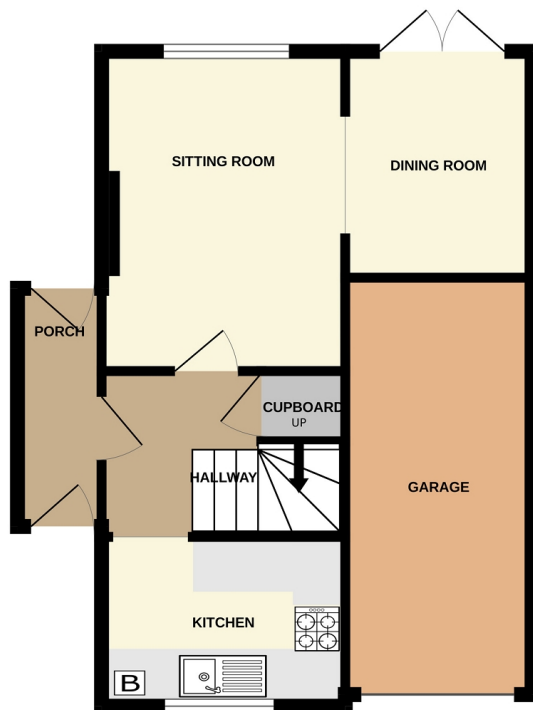
## PLEASE NOTE

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.

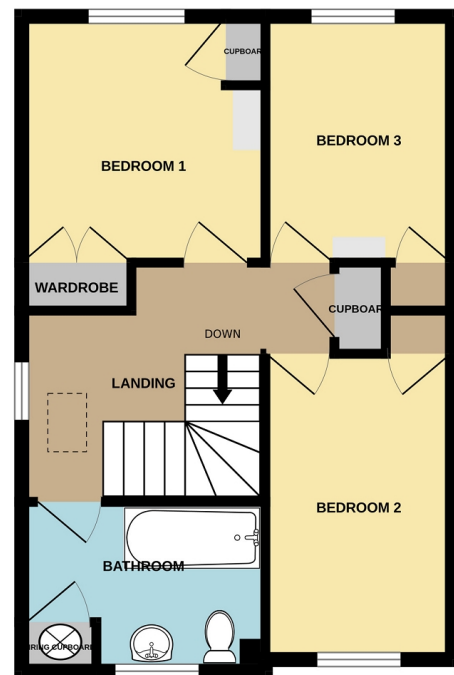
## BUYERS NOTE

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 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  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



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TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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