



21 Oak Avenue, Christchurch
£475,000



Welcome Homes are delighted to introduce this detached bungalow nestled in the sought-after location of West Christchurch, BH23. Boasting a bright and airy entrance hallway, three double bedrooms, garage and driveway.

On entering the property the hallway has doors to all rooms. The main bedroom is located to the front elevation with bay window and benefitting from a fully tiled en-suite shower room. There are a further two double bedrooms offering flexible living space as well as a family bathroom.

There is a well designed open plan kitchen, lounge and dining area, creating the perfect space for entertaining. From this room sliding doors lead out onto the garden.

The garden is predominately laid to lawn and enclosed by panel fencing with side access.

To the front of the property there is a paved driveway and access to the garage.

This property has no forward chain.

Additional information:

Tenure: Freehold

Parking: driveway

Utilities: Mains Electricity/Gas/Water/Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: For more information refer to gov.uk, check long term flood risk

Council Tax Band: D

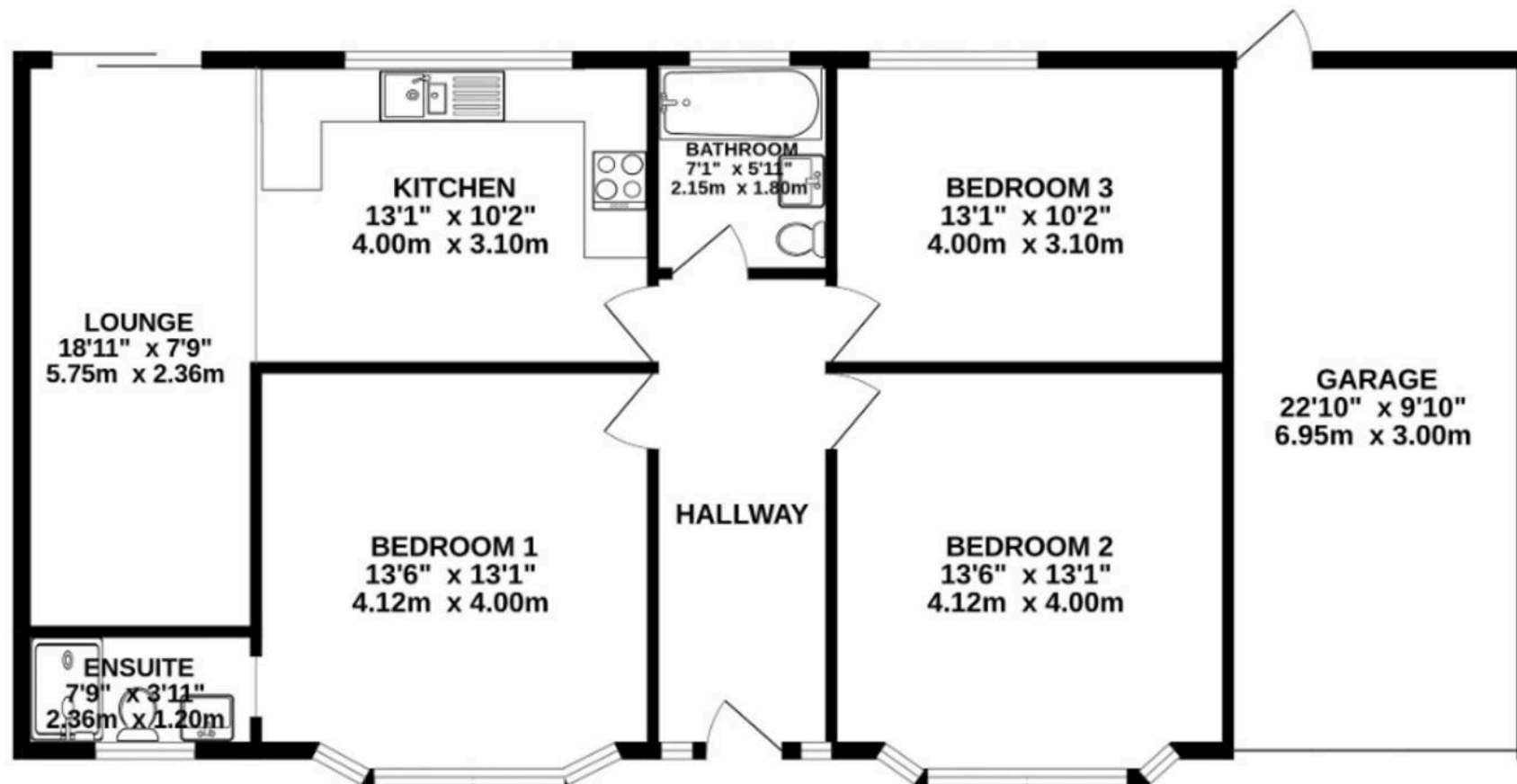
EPC Rating: C

Consumer Protection from Unfair Trading Regulations 2008. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by





GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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