



Connells

Barrack Road  
Christchurch





## Property Description

Connells of Southbourne are proud to have been entrusted with the instructions to market this semi-detached property within the favoured and sought after Twynham School catchment area. The property has recently undergone partial renovations and offers a Sitting Room, Separate Dining Room, Kitchen, Three Bedrooms, New Fitted Bathroom, gas central heating, double glazing, parking and a South Westerly facing garden.

## Entrance Hall

Stairs leading to the first floor. New dark wood effect laminate flooring. Radiator.

## Sitting Room

11' 2" x 10' 11" ( 3.40m x 3.33m )

Front aspect double glazed bay window. Fireplace. Double radiator.

## Dining Room

12' 6" x 11' 1" ( 3.81m x 3.38m )

Patio door leading out to the rear garden. Radiator. Storage cupboard.

## Kitchen

8' 10" x 6' 3" ( 2.69m x 1.91m )

Newly installed kitchen comprising a black granite effect worktop, electric oven with induction hob. Pantry cupboard complete with shelving. New double glazed rear aspect window. Side door that also leads to the rear garden.

## Hallway

Doors leading to all bedrooms and bathroom. Brand new carpet throughout.

## Bedroom One

Front aspect bay window. Radiator.

## Bedroom Two

11' 1" x 10' 10" ( 3.38m x 3.30m )

Rear aspect window. Radiator.

## Bedroom Three

8' 1" x 6' 3" ( 2.46m x 1.91m )

Front aspect window.

## Bathroom

Slate effect non-slip tiles. P-shape right hand bath with chrome waterfall mixer tap. Over bath rain fall shower head. Grey gloss WC and wash hand basin vanity unit. Rear aspect window.

## Outside

The rear garden is enclosed by panel fencing laid mainly to lawn with a pathway leading to the rear gate. Parking to the rear of the property which is accessed via Burnett Avenue.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBN304905](http://connells.co.uk/Property/SBN304905)**

Tenure: Freehold



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