



Connells

Jumpers Avenue
Christchurch



Property Description

Connells are pleased to present this semi-detached family home located within 1.5 miles of Christchurch High Street. The property briefly comprises; four bedrooms, sitting room, dining room, kitchen/breakfast room, family bathroom and enclosed rear garden. Offered with no forward chain.

Perfectly located close to the centre of Christchurch, this family home is within walking distance of all amenities and is ideally situated for the Twynham catchment and the town's other sought-after schools. The historic 11th century Priory Church and Castle ruins help give an old world charm to the attractive, bustling town centre with its range of independent shops, high street stores and regular markets. The main line railway station can be reached within 1 mile and Christchurch High Street within 1.2 miles.

Approach

Paved area providing off road parking for one vehicle. Side gate to the rear. Double glazed front door opens into the;

Entrance Hall

Double glazed door to the front aspect. Stairs to the first floor. Radiator. Wood effect flooring.

Sitting Room

12' 11" x 10' 11" (3.94m x 3.33m)

Double glazed bay window to the front and side aspect. Radiator. TV point. Wood effect flooring.

Dining Room

11' x 9' 2" (3.35m x 2.79m)

Double glazed window to the side aspect. Radiator. Wood effect flooring.

Kitchen / Breakfast Room

19' 9" x 9' 6" (6.02m x 2.90m)

Double glazed window to the front and rear aspects. Kitchen fitted with a range of matching wall and base units with laminate work tops over. Stainless steel 1½ bowl sink and drainer unit. Integrated electric oven with electric hob with cooker hood over and tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Space for freestanding fridge/freezer. Cupboard housing gas combination boiler. Radiator. Tiled flooring. Door to side. Door to rear garden.

First Floor Landing

Access to loft hatch. Airing cupboard.

Bedroom 1

12' 9" into bay window x 9' 8" (3.89m into bay window x 2.95m)

Double glazed window to the front aspect. Radiator. TV point.

Bedroom 2

11' x 9' 11" (3.35m x 3.02m)

Double glazed window to the side aspect. Radiator.

Bedroom 3

10' x 9' 4" (3.05m x 2.84m)

Double glazed window to the rear aspect. Radiator. TV point.

Bedroom 4

9' 5" x 6' 3" (2.87m x 1.91m)

Double glazed window to the rear aspect. Radiator. TV point.

Bathroom

Double glazed window to the front aspect. Radiator. Bath. Shower. Wash hand basin. W.C. Part tiling. Tiled flooring. Coved and textured ceiling.

Outside

Enclosed rear garden with a section of paved patio adjacent to the property. Further section laid to lawn with a timber shed and mature shrub borders.





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

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
 BOURNEMOUTH BH6 3QU

EPC Rating: D

view this property online [connells.co.uk/Property/SBN305487](https://www.connells.co.uk/Property/SBN305487)

Tenure: Freehold



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