

Connells

Jumpers Avenue Christchurch







# **Property Description**

Connells are pleased to present this semidetached 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.

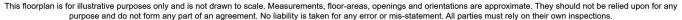
# Outside

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.









To view this property please contact Connells on

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view this property online connells.co.uk/Property/SBN305487

**EPC Rating: D** 





Tenure: Freehold





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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