



**Connells**

Amethyst Road  
Christchurch





## Property Description

Connells are pleased to present this semi detached house located in a popular residential part of Christchurch. The property briefly comprises three bedrooms, family bathroom, sitting room, dining room, separate kitchen, downstairs WC & a Southerly aspect rear garden and off road parking for two vehicles.

The area of Somerford is popular amongst families with access to a range of good primary and secondary schools. The house is also conveniently situated approximately 1.5 miles from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services connect the surrounding area with Stanpit Marsh, Mudeford Harbour and the sandy Avon Beach all within easy reach.

## Approach

Driveway providing off road parking for two vehicles. Side access to the rear garden. Front door opens to;

## Entrance Hall

Under stairs cupboard housing consumer unit, gas and electric meters. Radiator. Telephone Point.

## Kitchen

13' 7" x 9' 2" ( 4.14m x 2.79m )

Double glazed leaded light window to the front aspect. Fitted with a range of matching wall and base units with laminate work tops over. Single sink and drainer unit. Space for a freestanding gas cooker with cassette cooker hood over. Space and plumbing for washing machine. Space for a freestanding fridge freezer. Door to storage area. Door to;

## Downstairs W.C

Small obscure glazed window to the side aspect. Low level WC with wall hung wash hand basin. Wall mounted hot water boiler.

## Sitting Room

14' 1" x 10' 6" ( 4.29m x 3.20m )

Double glazed leaded light window to the rear aspect. Gas fireplace with brick surround. TV Point.

## Dining Room

10' 6" x 8' 9" ( 3.20m x 2.67m )

Double glazed leaded light door to the sun room, which leads out to the rear garden.

## First Floor Landing

Two small double glazed windows to the front aspect. Airing cupboard housing the hot water cylinder. Access to loft hatch.

## Bedroom 1

11' 2" x 10' 6" ( 3.40m x 3.20m )

Double glazed leaded light window to the rear aspect. Two built in cupboards. Radiator.

## Bedroom 2

11' x 10' 7" ( 3.35m x 3.23m )

Double glazed leaded light window to the rear aspect. Built in wardrobe providing hanging rail and shelving. Radiator.



### Bedroom 3

11' 3" x 9' 3" max ( 3.43m x 2.82m max )

Double glazed leaded light window to the front aspect. Built in storage cupboard. Radiator.

### Bathroom

Obscure glazed window to the front aspect. Three piece suite comprising panel enclosed bath with electric shower unit. Pedestal wash hand basin. Low level WC. Part tiled. Radiator.

### Outside

The rear garden is a southerly aspect and is enclosed by timber fencing. It is laid to level lawn with shrub borders and fruit trees.

### Outbuilding

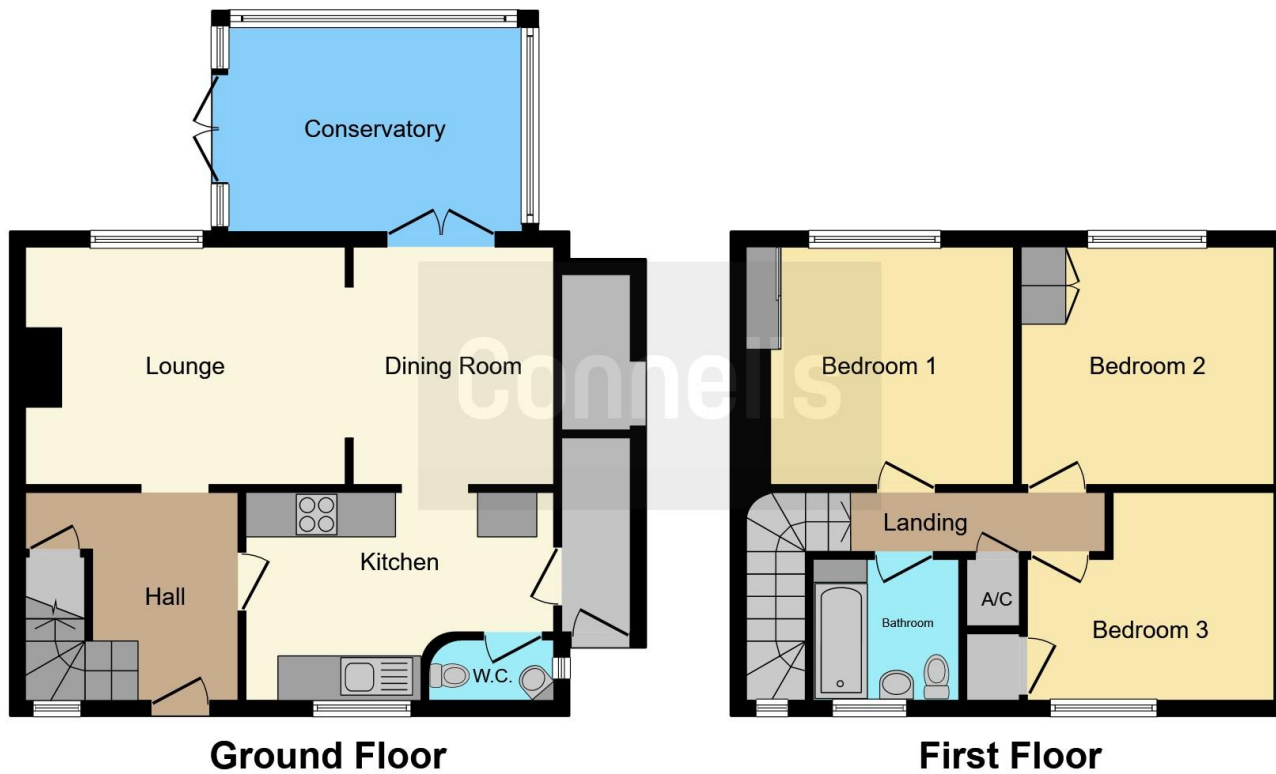
16' x 7' 8" ( 4.88m x 2.34m )

Double doors. Power and light. No vehicular access

### Agents Notes:

Our Vendor has informed us that a new boiler was installed on 30/12/23 and includes a 5 year warranty.





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](mailto:southbourne@connells.co.uk)**

73 Southbourne Grove  
 BOURNEMOUTH BH6 3QU

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SBN305630](http://connells.co.uk/Property/SBN305630)**

Tenure: Freehold



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