



Connells

Bernards Close  
Christchurch



## Property Description

Connells are pleased to be instructed on this 3 bedroom end of terrace house in Christchurch, which is situated just over 1 mile to Christchurch High Street and is within the Twynham Schools catchment. It briefly comprises a sitting/dining room, separate kitchen, conservatory & enclosed rear garden with a garage.

Perfectly located close to the centre of Christchurch, this family home is within walking distance of all amenities, including the main line railway station, 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 property is offered with vacant possession and no forward chain.

## Approach

Hardstanding providing off road parking. Front door opens into the;

## Entrance Hall

Doors to all rooms.

## Cloakroom

Obscure glazed window to the side. Low level WC. Wall hung wash hand basin. Radiator.

## Kitchen

9' 7" x 7' 4" ( 2.92m x 2.24m )

Double glazed window to the front. Fitted with a range of matching wall and base units with laminate worktops over. Sink and drainer unit. Space for freestanding cooker, space and plumbing for washing machine and fridge freezer. Wall hung gas central heating boiler. Radiator.

## Sitting Room

15' 9" x 10' 8" ( 4.80m x 3.25m )

Understairs storage. Radiator. TV & Telephone point. Stairs up to the first floor landing.  
Double glazed sliding doors to the;

## Conservatory

9' 4" x 8' 3" ( 2.84m x 2.51m )

UPVC and double glazed construction. Doors to the rear garden.

## First Floor Landing

Access to loft via loft hatch. Storage cupboard.

## Bedroom One

10' 6" x 9' 6" ( 3.20m x 2.90m )

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

## Bedroom Two

10' 6" x 9' 2" ( 3.20m x 2.79m )

Double glazed window to the front aspect. Radiator.

## Bedroom Three

12' 6" x 7' 2" ( 3.81m x 2.18m )

Double glazed window to the rear aspect. Radiator.

## Bathroom

Roof window. Three piece suite comprising panel enclosed bath with electric shower over, low level WC and pedestal wash hand basin. Tiled splashbacks. Radiator.

## Outside

Enclosed on all sides and mainly laid to lawn. Side access. Door to garage.

## Garage

## Agents Note

Council Tax Band: D





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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