



Connells

Canberra Road
CHRISTCHURCH



Property Description

Connells of Southbourne present a spacious and versatile four bedroom chalet style detached bungalow with planning permission granted to further extend. This generously sized chalet bungalow stands in its own large plot within a very popular residential road within West Christchurch. The accommodation on offer comprises of two double bedrooms on the ground floor with the additional two being located upstairs, the lounge/diner has double doors which allow access to the rear garden and a covered area ideal for enjoying al fresco dining, a family bathroom and kitchen complete the current accommodation with planning now granted to extend the living accommodation to the front and first floor. The property has a private enclosed rear garden with seating area and additional parking area for a boat or caravan storage, while to the front of the property it has been laid out to minimise maintenance and to provide off road parking for numerous vehicles.

Entrance Porch

Via front aspect double glazed door. Front aspect double glazed window. Double glazed door leading to:

Entrance Hall

Lounge

19' x 12' 2" (5.79m x 3.71m)

Side aspect double glazed window. Double glazed doors leading out to the rear garden. Stairs leading to the first floor. TV point. Radiator.

Kitchen

16' x 6' (4.88m x 1.83m)

A range of base and wall mounted storage units, inset stainless steel sink and draining board, built in eye level double oven, inset gas hob with extractor hood over, built in

dishwasher, space and plumbing for washing machine, space for large fridge freezer. Tiled flooring. part tiled walls. Rear aspect double glazed window.

Landing

Side aspect velux window.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

Front aspect double glazed window. Radiator.

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

Front aspect double glazed window.

Bedroom Three

15' x 8' (4.57m x 2.44m)

Rear aspect velux style window. Radiator.

Bedroom Four

15' x 8' 11" (4.57m x 2.72m)

Front aspect velux style window. Eaves storage hatch. Radiator.

Bathroom

Suite comprising corner bath, corner shower cubicle, wash hand basin on wooden stand and WC. Chrome ladder style heated towel rail. Side aspect obscure double glazed window. Tiled flooring. Part tiled walls.

Front Garden

Laid to hard standing for ease of maintenance and provide off road parking for several vehicles.

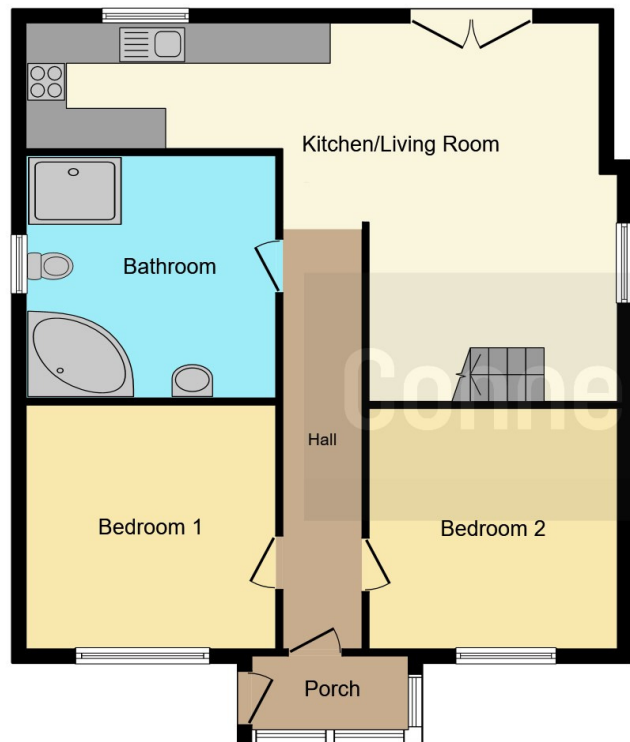
Rear Garden

The rear garden is enclosed on all sides and is laid mainly to lawn with borders stocked with mature plants and shrubs. A wooden pedestrian gate allowing access to the front of the property. An area to the side of the property provides ideal parking for boats, caravans. Paved patio area adjoining the rear of the property. A wooden pergola provides a covered seating area ideal for al fresco dining.

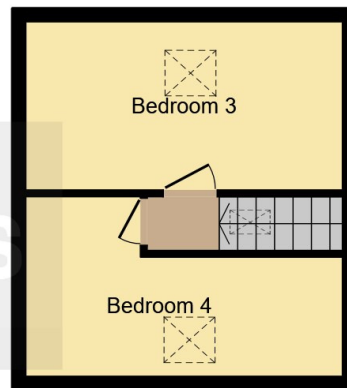
Agents Note

Council Tax band: D - BCP Council





Ground Floor



First Floor

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

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: C Council Tax
 Band: D

view this property online connells.co.uk/Property/SBN306236



Tenure: Freehold



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