





Property Description

Connells are pleased to present this end of terrace house in Christchurch offered with no forward chain. The property briefly comprises; three bedrooms, a sitting/dining room, separate kitchen, family bathroom and a South Westerly facing rear garden. It is approximately 0.6 miles to Christchurch Town Centre.

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.

Approach

Drop kerb to the front of the property with a brick block pavior. Side access to the rear garden. Composite front door opens directly to the:

Sitting Room

13' 4" x 13' 1" (4.06m x 3.99m)

Double glazed window to front aspect. Under stairs storage cupboard. Feature fireplace. Oak flooring leading through to the kitchen. TV & Telephone point. Archway through to the;

Kitchen

16' 1" x 7' 4" (4.90m x 2.24m)

Double glazed window to rear aspect. Fitted with a range of matching wall and base units with laminate work tops over. Stainless steel sink and drainer unit. Eye level double electric oven. Inset five ring gas burner with stainless steel extractor unit over with tiled splashbacks. Space for freestanding fridge / freezer. Space and plumbing for washing machine. Breakfast bar. Cupboard housing gas central heating boiler. Radiator.

First Floor Landing

Access to loft via loft hatch

Bedroom One

10' x 9' 9" (3.05m x 2.97m)

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

Bedroom Two

10' 6" x 8' 4" (3.20m x 2.54m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

7' 5" x 7' 3" (2.26m x 2.21m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed obscure window to side aspect. Three piece suite comprising panel enclosed bath with mixer taps and glass shower screen. Electric shower with chrome attachment. Low level WC. Pedestal wash hand basin with chrome mixer tap. Fully tiled.

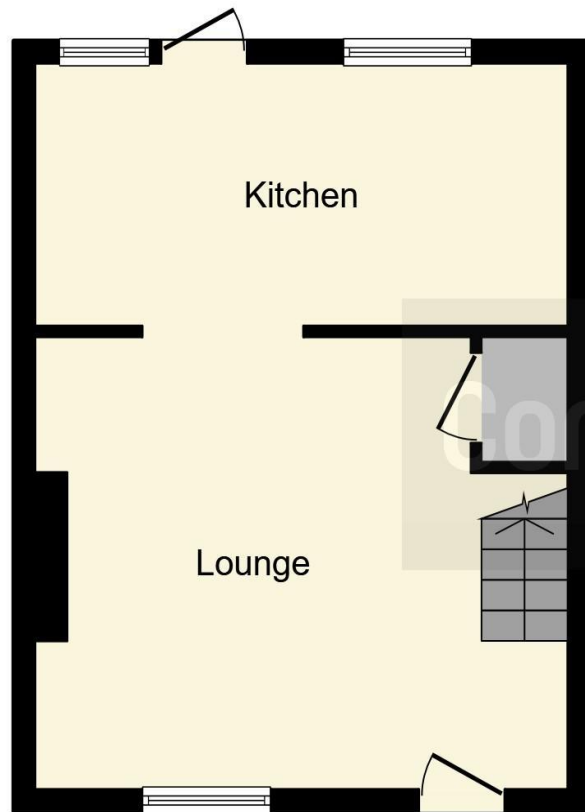
Outside

The rear garden is enclosed by timber fencing and has a South Westerly aspect. Outside there is a paved patio with flower and shrub borders leading onto the lawn with a pathway that further leads to a lower garden which contains mature shrubs and timber shed.









Ground Floor



First Floor

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

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37 Victoria Road
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SBN305090



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