



Crown Avenue, Christchurch PE14 9NE

welcome to

Crown Avenue, Christchurch

Village Life for You?! Three Bedroom Semi Detached House - Village Location - Garage & Off Road Parking

Enclosed Rear Garden ** Viewing Recommended **



Entrance Door

to

Hall

Radiator. Telephone point. Stairs leading off. Boiler.

Lounge

25' 11" x 11' (7.90m x 3.35m)

Two windows to front. Two radiators. TV point.

Kitchen

12' x 6' 11" (3.66m x 2.11m)

Window to rear. Single drainer sink with mixer taps. Extractor fan. Range of wall and base units with tiled splashbacks. Vinyl flooring. Space for appliances.

Storage Area

9' x 4' plus recess (2.74m x 1.22m plus recess)
Brick built with door to side.

Cloakroom

Window side. Low level wc.

Stairs To First Floor Landing

Loft access. Radiator. Window to side.

Bedroom One

13' 9" x 10' 11" (4.19m x 3.33m)

Window to front. Radiator.

Bedroom Two

10' 11" x 11' 10" (3.33m x 3.61m)

Window to front. Radiator. Airing cupboard with slatted storage. Radiator.

Bedroom Three

10' 8" x 7' 1" into recess (3.25m x 2.16m into recess)

Window to rear. Radiator. Boxing for stairs.

Bathroom

Window to rear. P shaped bath with mixer taps and overhead shower with rainfall head. Vanity wash hand basin. Low level wc. Tiled walls. Heated towel rail. Extractor fan.

Outside

Front garden is mainly laid to grass with parking area and shrubs.

Rear garden is enclosed with field views to rear. Patio seating areas. Laid to grass.

Timber workshop (7ft 11ins x 7ft) Window to side. Door to rear.

Metal Shed (18ft x 12ft 8ins) Power and lighting.

Garage

15' 7" x 8' 1" (4.75m x 2.46m)

Window to side. Up and over door to front.



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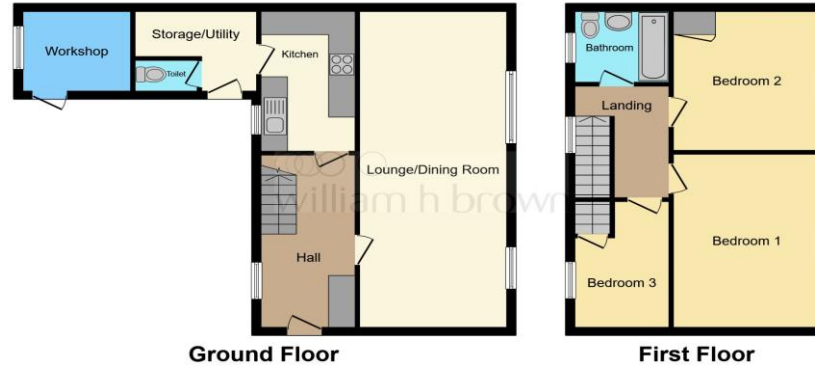
welcome to

Crown Avenue, Christchurch

- Semi Detached House
- Three Bedrooms
- Village Location
- Off Road Parking
- Garage
- Enclosed Rear Garden
- Ground Source Heating

Tenure: Freehold
EPC Rating: D

offers in excess of
£230,000



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.localagent.com



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Property Ref:
MCH113282 - 0005

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