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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**14 PARSONAGE CLOSE
CHRISTCHURCH
BH23 2GB**

Price OIEO £400,000

Freehold



LOCATED IN AN ATTRACTIVE CUL-DE-SAC IS THIS DECEPTIVELY SPACIOUS SEMI-DETACHED TOWN HOUSE WHICH WAS CONSTRUCTED IN 2013.

THE ACCOMMODATION IS LAID OUT OVER 3 FLOORS AND TO THE GROUND FLOOR COMPRISES ENTRANCE HALL, MODERN BREAKFAST/KITCHEN, CLOAKROOM AND GOOD SIZE LOUNGE/DINER. TO THE FIRST FLOOR IS A LANDING, 2 WELL PROPORTIONED DOUBLE BEDROOMS AND JACK AND JILL BATHROOM AND THEN TO THE SECOND FLOOR IS THE LARGE MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.

EXTERNALLY THERE IS A DRIVEWAY TO THE SIDE OF THE PROPERTY PROVIDING OFF ROAD PARKING AND LEADING TO A GATE INTO THE REAR GARDEN WHICH IS MAINLY LAID TO LAWN WITH A PATIO SEATING AREA.

SOME OF THE BENEFITS CONVEYED WITH THIS LOVELY FAMILY HOME INCLUDE GROUND FLOOR CLOAKROOM, DOUBLE GLAZING, BEING WELL PRESENTED THROUGHOUT AND THE ADDED BENEFIT OF THE OWNER BEING ABLE TO MOVE IMMEDIATELY. THE PROPERTY IS ALSO LOCATED WITHIN THE CATCHMENT AREA FOR TWYNHAM INFANTS, JUNIOR AND SECONDARY SCHOOLS.

WE STRONGLY ADVISE AN EARLY INTERNAL INSPECTION TO APPRECIATE THE ACCOMMODATION ON

14 PARSONAGE CLOSE, CHRISTCHURCH BH23 2GB

OFFER.

- SEMI-DETACHED TOWN HOUSE
- SPACIOUS ACCOMODATION OVER 3 FLOORS
- 3 DOUBLE BEDROOMS
- GOOD SIZE LOUNG/DINER
- MODERN BATHROOM & EN-SUITE
- GOOD SIZE BREAKFAST/KITCHEN
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- TWYNHAM CATCHMENT
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- VENDER SUITED
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

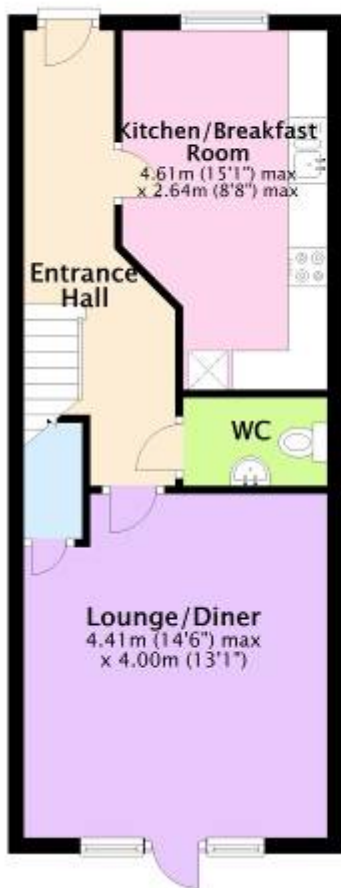
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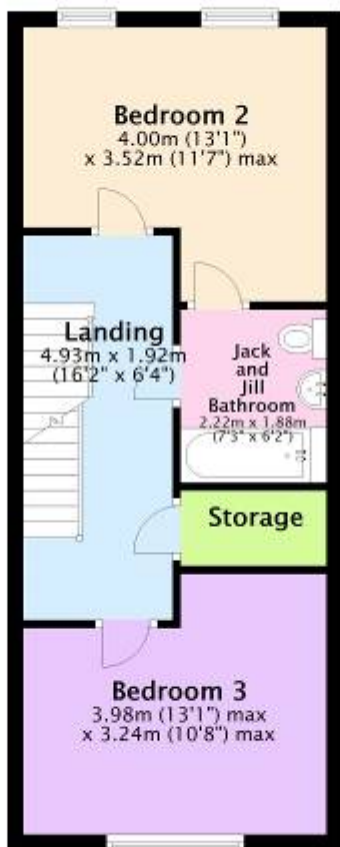
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Ground Floor
Approx. 40.4 sq. metres (434.4 sq. feet)



First Floor
Approx. 40.4 sq. metres (434.4 sq. feet)



Second Floor
Approx. 33.9 sq. metres (365.0 sq. feet)

