



6 FLAMBARD AVENUE  
CHRISTCHURCH  
Dorset, BH23 2NF

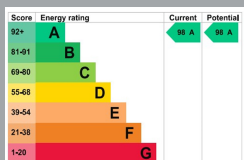
£1,950 PCM

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# A STUNNING BRAND NEW FOUR DOUBLE BEDROOM CHALET IN SOUGHT AFTER CHRISTCHURCH

- Brand New Four Bedroom Detached House
- Driveway Parking & EV Charger
- Generously Sized Garden
- Brand New Property
- EPC Rating: Band A



Reference: 1172495

**Deposit Amount:** £2,250

**Council Tax:** Band TBC

**Furnishing:** Unfurnished

**Heating Type:** Gas Central Heating

**Parking:** Driveway

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Private Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to  
[gov.uk](http://gov.uk), check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



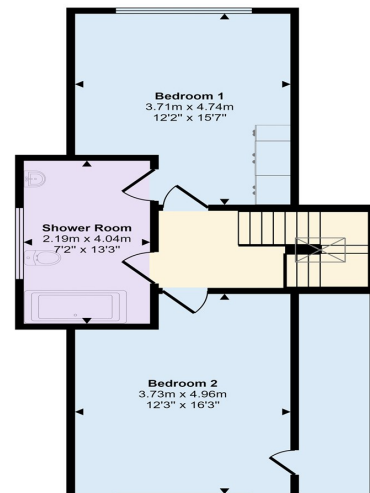
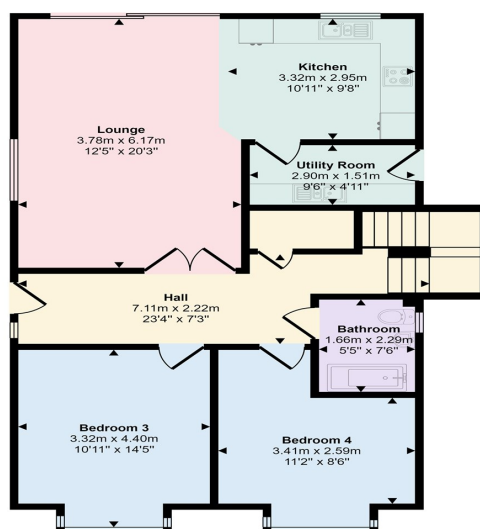
This stunning Architecturally Designed newly built four double bedroom is located in a quiet road within easy reach of the historic Christchurch Town Centre, Twynham and Primary Schools and delightful walks at St Catherines Hill.

The front door is located down the side of the property and gives access to the entrance hall, here you will find a storage cupboard housing all the electrics for the property. Located at the front are the two ground floor double bedrooms, both with square bay windows and ample space for double beds and wardrobes. Across the hall is the impressive lounge, which is a good sized space for lounge and dining furniture, patio doors at the rear lead straight into garden. Off the lounge is the modern kitchen which has an impressive range of stone working surfaces over cupboards and drawers with matching wall mounted units, integrated appliances include a wine cooler, fridge/freezer, dish washer, induction hob with extractor hood over and separate eye level oven and combi microwave. A door from the kitchen leads into the utility room which has a cupboard housing the combi boiler, working surfaces and space and plumbing for a washing machine and tumble dryer, there is also a door leading to the side of the property. Also located on the ground floor is the impressive family bathroom which is fully tiled and comprises a tiled panelled bath glazed screen and shower over, concealed cistern WC, a vanity unit that incorporates the wash hand basin and feature sensor lighting.

From the entrance hall stairs lead you up to the first floor landing, here you will find bedrooms one and two, both are double rooms with bedroom one having a range of built in wardrobes and access to the Jack and Jill shower room, which is a good sized room comprising fully tiled walls, large walk in glazed shower area, concealed cistern WC, vanity units incorporating the wash hand basin and feature sensor lighting, there is a return door to the landing.

Outside, the front and side are block paved and offer parking for several of vehicles, there is also an EV charger. The secluded sunny aspect rear garden is of a good size with a large patio area adjacent to the property which is ideal for outside entertaining. The remainder of the garden is laid to lawn with hedges at the rear. You will also find front and rear electric points and water taps

The property also benefits from UPVC Double glazing, gas central heating with underfloor heating to the ground floor.



## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it is not to be relied upon for any purpose. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and may vary slightly due to any error, omission or mis-statement. Plans of home such as bathroom suite and kitchen are not to be relied upon for any purpose. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644  
bournemouthlettings@goadsby.com

114 Old Christchurch Road  
Bournemouth, Dorset  
BH1 1LU