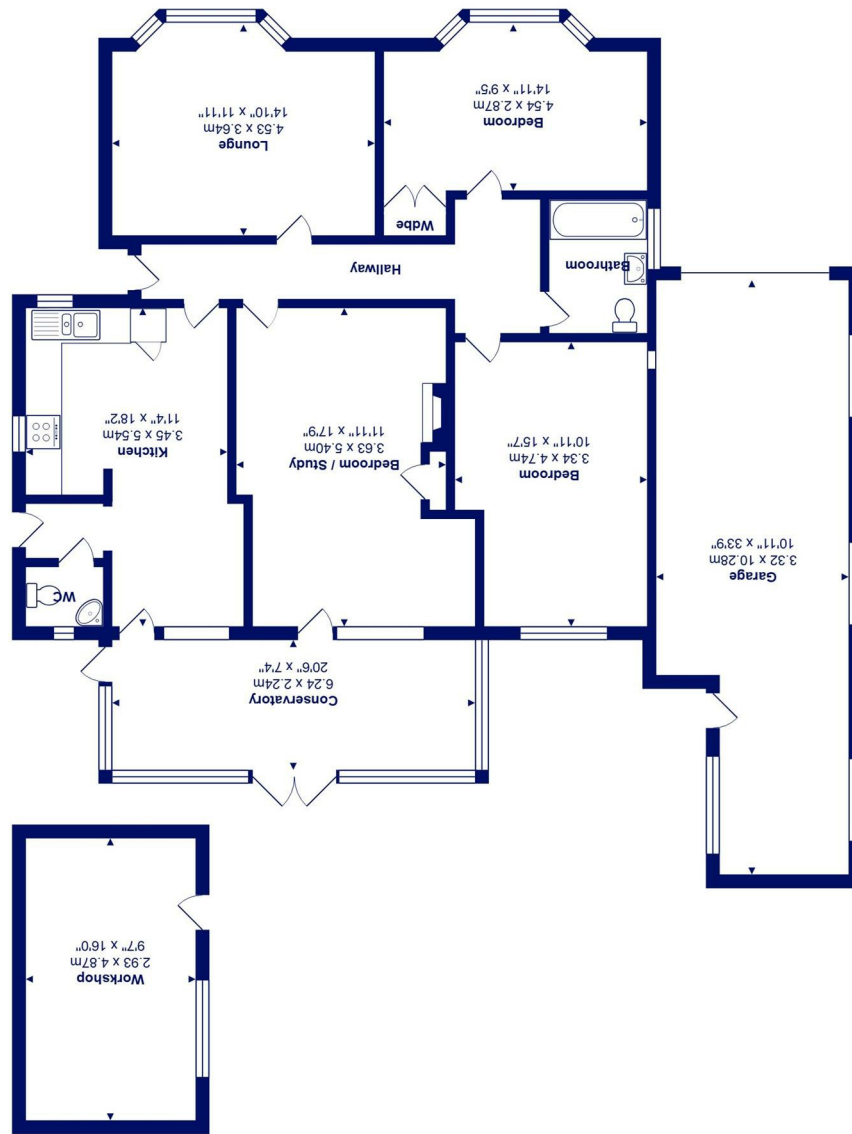




Total Area: 117.0 m² ... 1259 ft² (excluding garage, workshop)
All measurements are approximate and for display purposes only.



15 Somerford Avenue, Christchurch, BH23 4JA £430,000

Mitchells
1963 — TODAY

This older character bungalow requires complete refurbishment throughout but provides well-proportioned accommodation, including a generous lounge, three bedrooms, and a versatile additional bedroom/study. To the rear, a sizeable kitchen leads into a large conservatory, offering clear scope to create a modern open-plan living space (STPP). A family bathroom and separate WC complete the layout.

Externally, the property benefits from a substantial parking with an in-out drive, garage and a detached workshop, along with further potential to enhance the plot. Tucked away off the Highcliffe Road and extremely convenient for Sainsburys, the main bus connections and the excellent shopping facilities on Somerford Road.

- Older style character bungalow about 1300sqft
- Walking distance of all the local amenities including superstores and bus routes
- Sitting on a fantastic south facing plot
- Full refurbishment required
- Three/four bedrooms
- Lounge with bay window
- Kitchen and large conservatory
- Separate wc
- Garage and detached workshop with ample off road parking
- Vendor Suited

EPC Rating Band: D
Council Tax Band: D
Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

