



## 5 Stroud Park Avenue

, Christchurch, BH23 3HQ

**Guide price £340,000**



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A two double bedroom semi-detached bungalow located in a quiet cul-de-sac in Christchurch.

Entry to the property is via the front door located on the side of the bungalow and it leads in to the entrance hall. The hallway benefits from a storage cupboard and access to the loft via a hatch.

The lounge diner benefits from french doors that lead on to the rear garden as well as an electric fireplace and surround.

The kitchen benefits from a range of wall mounted and base units with work surface over. There is an integrated oven, gas hob and extractor fan with space for further appliances that include a washing machine, dishwasher and fridge/freezer. The kitchen also houses the gas combi boiler and a door leads out to the driveway.

To the front of the property are two double bedrooms, both of which face the front aspect as well as benefiting from fitted wardrobes.

The shower room benefits from part tiled walls, frosted UPVC double glazed window, walk-in shower with sliding glass shower door, WC, wash hand basin and heated towel rail.

To the front of the property there is driveway providing off road parking which in turn leads to the detached garage. The rear garden is enclosed via a fence surround with a slabbed patio area, shrub borders and a greenhouse. The detached garage measures 2.53m (8'3) x 4.49 (14'7) and benefits from an up and over door, power and light.

The property is offered with no forward chain.

The property is located close to Stanpit, Mudeford and Somerford. The town centre of Christchurch is a short drive away and has a plethora of shops, restaurants, pubs and cafes. For the commuters, Christchurch or Hinton Admiral train stations provide regular services to Bournemouth, Southampton and London. Bournemouth International airport is a short drive away. Primary and secondary schools are within close proximity.

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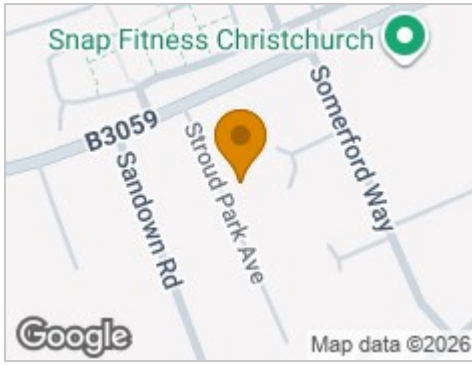
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## Road Map



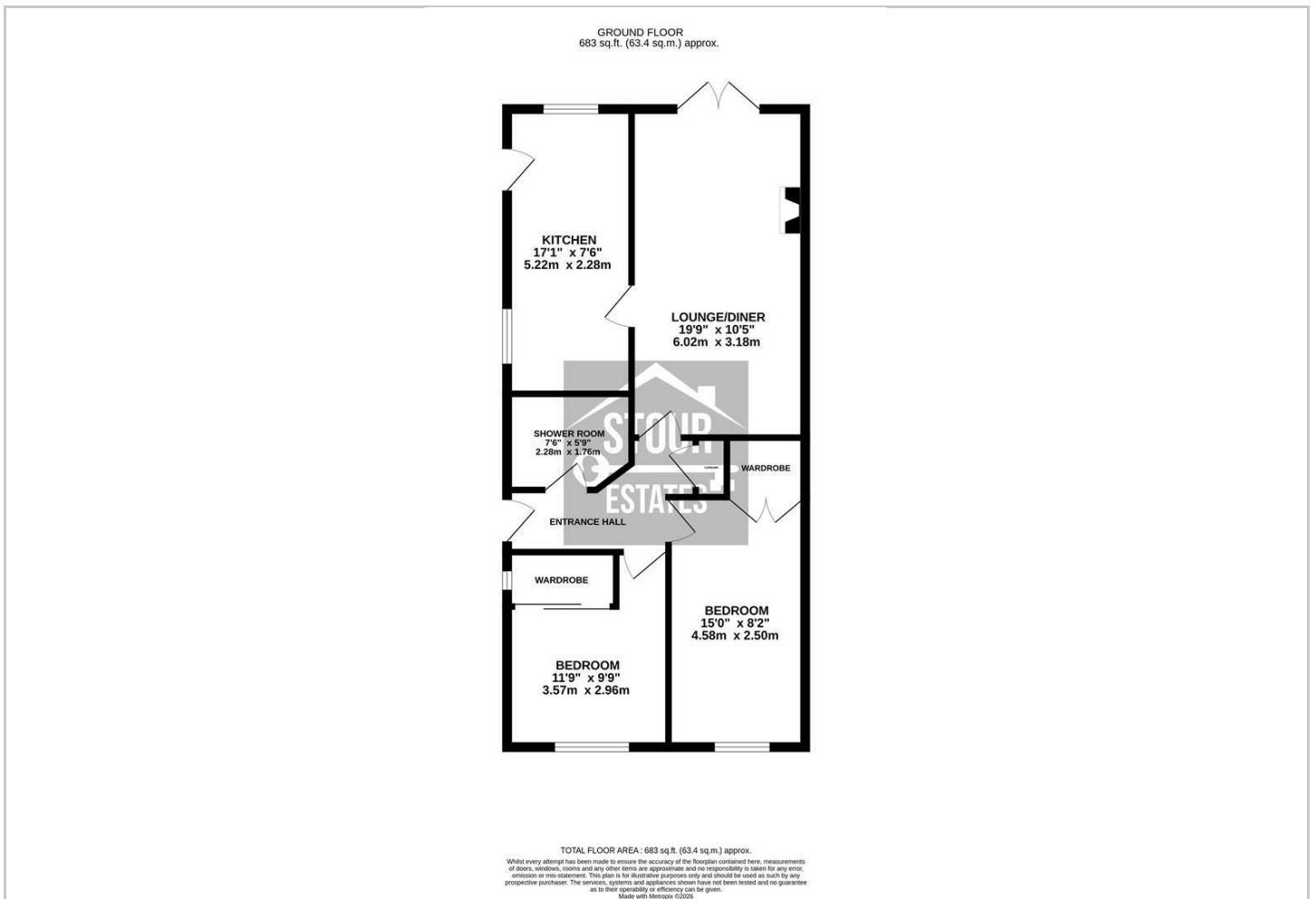
## Hybrid Map



## Terrain Map



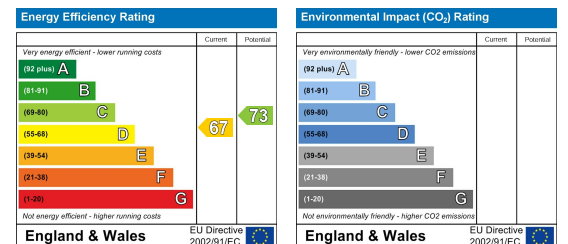
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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