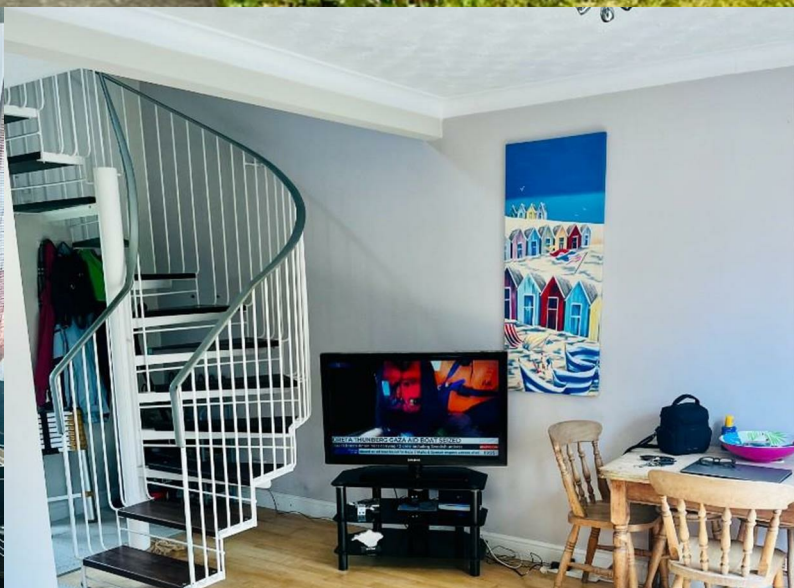


# HUNTERS®

HERE TO GET *you* THERE



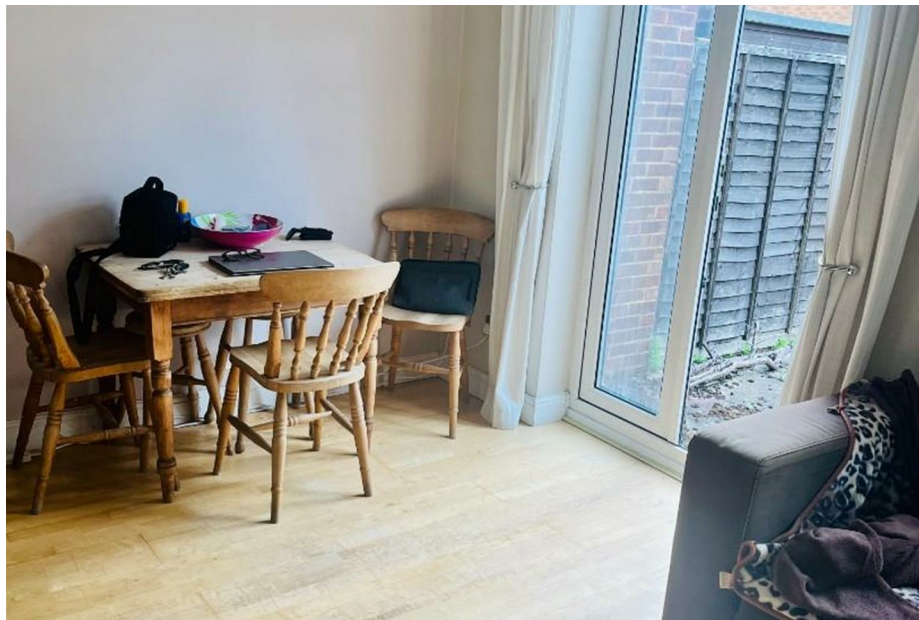
Wellesley Avenue

Christchurch, BH23 4SU

£1,300







Area Map



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Nestled in the charming area of Wellesley Avenue, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The location is ideal for both Highcliffe and Mudeford school catchments.

The property has a modern kitchen consisting of white gloss cupboards and drawers with stainless steel handles. The worktops are black laminate and the same finish has been used as the splashback. The ground floor has laminate flooring throughout and the lounge area offers enough space for a small dining table and chairs. A patio door leads out into the garden which is mostly laid to lawn and has a small patio area which is perfect for entertaining outside.

The first floor is accessed via a contemporary spiral staircase which leads to the double master bedroom while the second bedroom is a perfect single guest bedroom or child's bedroom. The bathroom has a tiled floor and part-tiled walls, the white bathroom suite consists of a large bath with shower, basin and wc.

The property benefits from a garage in a nearby block and there is adequate communal parking for visitors.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

