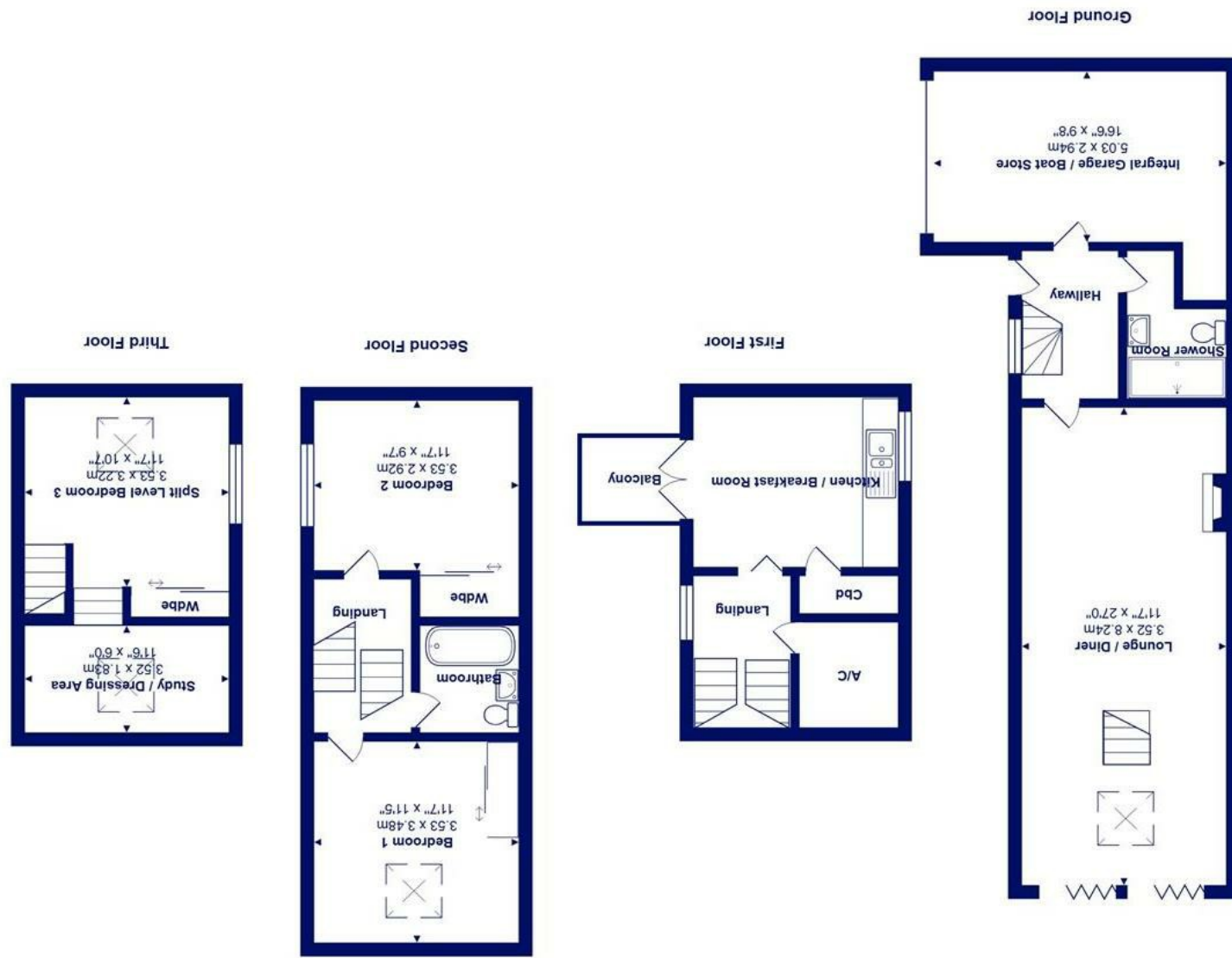


Total Area: 110.9 m<sup>2</sup> ... 1194 ft<sup>2</sup> (excluding integral garage / boat store, balcony)  
 All measurements are approximate and for display purposes only



13 Avon Wharf Bridge Street, BH23 1DJ £599,950

**Mitchells**  
 1963 — TODAY

A superb riverside townhouse of approaching 1400 sqft with bifold doors to a deck, with sun awning and a private south westerly facing rear garden, boat mooring available and views of The Priory together with lovely river glimpses.

- Split level townhouse of approaching 1400 sq ft
- Gated, town centre location with restaurants, bars, shops and riverside walks right on the doorstep
- Light and airy through lounge/diner with bi-folding doors onto the garden
- Modern kitchen with integrated appliances and sunny balcony
- Three double bedrooms
- Family bathroom and separate ground floor shower room
- South west facing, mature rear garden
- Driveway parking and integral garage
- Share of freehold – Balance of a 999 year lease from 1986 - Service charge is £500 per annum
- Solar panels which supplement electrical bills, and provide an income.

EPC Rating Band: C

Council Tax Band: E

Share of 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

