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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

**12 BLYTH CLOSE
ST CATHERINE'S HILL, CHRISTCHURCH BH23 2TE**

OIEO Price £420,000

Freehold



SITUATED IN A PLEASANT CUL-DE-SAC LOCATION ON THE EVER POPULAR ST CATHERINE'S HILL IS THIS SPACIOUS, WELL PRESENTED DETACHED BUNGALOW.

The accommodation comprises of Porch, Entrance Hall, Lounge/Diner, Conservatory, modern Kitchen, 3 Bedrooms and modern family bathroom and en-suite shower room.

THERE ARE GARDENS TO THE FRONT, SIDE AND REAR, AMPLE OFF ROAD PARKING, DRIVEWAY AND GARAGE.

THE PROPERTY OFFERS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING CLOSE TO WOODLAND WALKS AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 2 MILES DISTANT AND HAS AN EXCELLENT RANGE OF SHOPPING AND RECREATIONAL FACILITIES INCLUDING AN ARRAY OF RESTAURANTS, BARS AND EATERIES TO SUIT MOST TASTES.

THERE ARE EXCELLENT ROAD LINKS NEARBY WITH ACCESS TO THE BOURNEMOUTH SPUR ROAD WHICH IN TURN GIVES EASY ACCESS TO BOURNEMOUTH AND FURTHER AFIELD.

- **DETACHED WELL PRESENTED BUNGALOW**
- **3 BEDROOMS**
- **SPACIOUS LOUNGE/DINER**
- **DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING**
- **AMPLE OFF ROAD PARKING & GARAGE**
- **FRONT, SIDE AND REAR GARDENS**
- **MODERN KITCHEN, BATHROOM & EN-SUITE**
- **NO FORWARD CHAIN**
- **CONSERVATORY**
- **CLOSE TO BEAUTIFUL WOODLAND WALKS**
- **EXCELLENT TRANSPORT LINKS NEARBY**
- **WELL PRESENTED THROUGHOUT**
- **VIEWING ADVISED**
- **CUL-DE-SAC LOCATION**



EPC RATING : D

VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



12 BLYTH CLOSE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2TE





Ground Floor

Approx. 106.5 sq. metres (1146.5 sq. feet)

