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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.*

**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

**35 MELBOURNE ROAD  
CHRISTCHURCH  
BH23 2HY**

**Price £325,000**

Freehold



***A BEAUTIFULLY PRESENTED MID TERRACE FAMILY HOME WHICH HAS RECENTLY UNDERGONE EXTENSIVE WORKS OF IMPROVEMENT AND UPDATING.***

***THE PROPERTY HAS ACCOMMODATION COMPRISING ENTRANCE HALL, UTILITY/STORE CUPBOARD, GROUND FLOOR CLOAKROOM, SPACIOUS LOUNGE/DINER & LARGE MODERN KITCHEN TO THE GROUND FLOOR. TO THE FIRST FLOOR THERE IS THE LANDING, 3 DOUBLE BEDROOMS & FAMILY BATHROOM.***

***THERE ARE MANY BENEFITS CONVEYED WITH THIS HOME WHICH INCLUDE UPDATED ELECTRICS WITH TV AND ETHERNET POINTS IN THE PRINCIPAL ROOMS, RECENTLY FITTED KITCHEN WITH HIGH QUALITY APPLIANCES, RECENTLY RENEWED FLOOR COVERINGS, DOUBLE GLAZING, UPDATED GAS FIRED CENTRAL HEATING PLUS MUCH MORE.***

***EXTERNALLY THERE IS A SMALL OPEN PLAN FRONT GARDEN WHICH OPENS OUT ONTO THE CENTRAL GREEN AND TO THE REAR IS WELL MAINTAINED GARDEN WITH DECKED SEATING AREA, LAWNS & GARDEN SHED.***

***LOCATED CLOSE TO LOCAL SHOPS AND AMENITIES AND BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENTS MAKES THIS IDEAL FOR FIRST TIME BUYER, INVESTMENT OR THOSE LOOKING TO UPSIZE.***

**35 MELBOURNE ROAD, CHRISTCHURCH BH23 2HY**

- MID TERRACE FAMILY HOME
- 3 DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- RECENTLY MODERNISED AND UPDATED
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- TWYNHAM CATCHMENT
- ATTRACTIVE MODERN KITCHEN
- MODERN FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL SHOPS AND AMENITIES



**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.



**35 MELBOURNE ROAD, CHRISTCHURCH BH23 2HY**

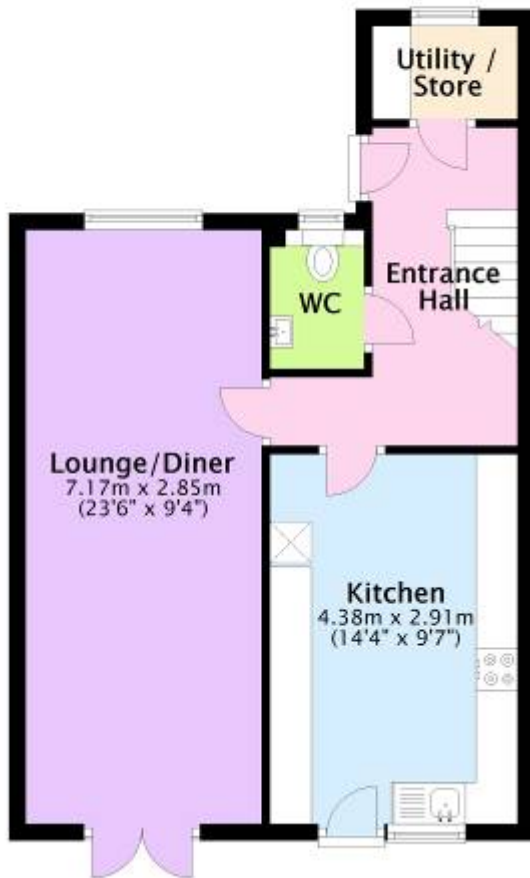


**35 MELBOURNE ROAD, CHRISTCHURCH BH23 2HY**



**Ground Floor**

Approx. 46.8 sq. metres (503.5 sq. feet)



**First Floor**

Approx. 42.5 sq. metres (457.3 sq. feet)

