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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

**36B MELBOURNE ROAD
CHRISTCHURCH BH23 2HZ**

Price £320,000

Freehold



A DECEPTIVELY SPACIOUS FAMILY HOME SITUATED WITHIN THE TWYNHAM SCHOOLS CATCHMENT.

The property is being offered for sale with No Forward Chain and has accommodation comprising Entrance Hall, Ground Floor Cloaks, Good size Kitchen, well presented Lounge/DINER, 3 double Bedrooms and family Bathroom.

As well as being offered with No Forward Chain the property benefit from gas fired central heating, double glazing, off road parking, integral garage and enclosed rear garden.

THIS IS AN IDEAL OPPORTUNITY FOR THOSE WISHING TO PUT THEIR OWN MARK ON A FAMILY HOME AS THE PROPERTY WOULD BENEFIT FROM SOME INTERNAL IMPROVEMENTS.

LOCATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS ALONG FAIRMILE ROAD WITH CHRISTCHURCH TOWN CENTRE BEING APPROXIMATELY 1 MILE DISTANT AND HAS A MORE COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONS FACILITIES.

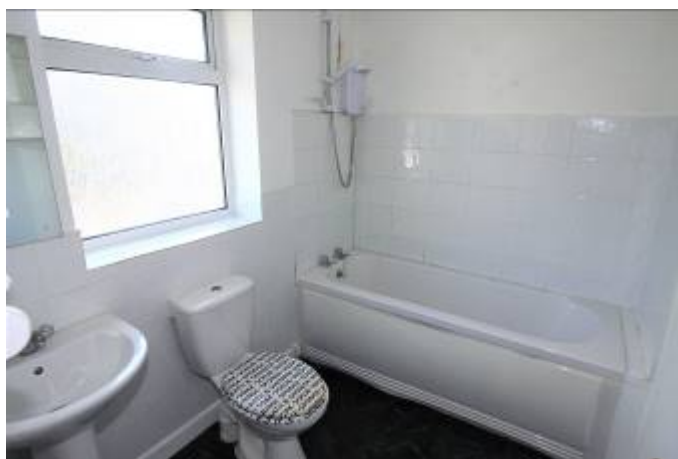
36B MELBOURNE ROAD, CHRISTCHURCH BH23 2HZ

- **SPACIOUS END OF TERRACE HOME**
- **3 DOUBLE BEDROOMS**
- **WELL PROPORTIONED LOUNGE/DINER**
- **GOOD SIZE KITCHEN**
- **OFF ROAD PARKING**
- **INTEGRAL GARAGE**
- **NO FORWARD CHAIN**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **ENCLOSED REAR GARDEN**
- **TWYNHAM CATCHMENTS**
- **CLOSE TO LOCAL SHOPS**

EPC RATING : TBC

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.

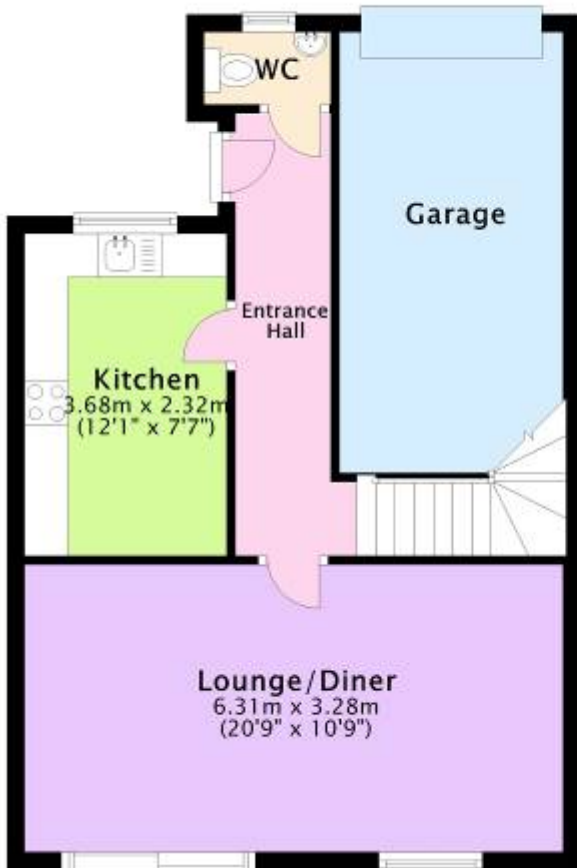


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Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.1 sq. feet)

