

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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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.*

**39 PORTFIELD ROAD  
CHRISTCHURCH BH23 2AF**

**Price £375,000**

Freehold



***A DECEPTIVELY SPACIOUS, EXTENDED MID TERRACE FAMILY HOME WHICH IS EXTREMELY WELL PRESENTED THROUGHOUT.***

***The accommodation in brief comprises Entrance Hall, Ground Floor Cloaks, open plan Lounge/Diner, modern recently re-fitted Kitchen and a rear extension creating a spacious family room with bi-fold doors which is also open plan to the kitchen and dining area. Then to the first floor there are 3 well proportioned bedrooms and recently renewed family bathroom.***

***EXTERNALLY TO THE FRONT OF THE PROPERTY THE GARDEN IS MAINLY LAID TO HARD LANDSCAPING FOR EASE OF MAINTENANCE WITH SHRUBS DECORATING AND THE REAR HAS AN ATTRACTIVE COMPOSITE DECKING AREA IMMEDIATELY ABUTTING THE REAR WITH THE REMAINDER BEING MAINLY LAID TO LAWN. A GATE AT THE REAR OF THE GARDEN LEADS THROUGH TO THE COMMUNAL PARKING AREA WHERE THERE IS ALLOCATED PARKING AND GARAGE.***

***The property has many benefits including being within close proximity to infant & junior schools, Christchurch Town Centre and Railway station, gas fired central heating, double glazing & is also situated within the Twynham school catchment.***

**39 PORTFIELD ROAD, CHRISTCHURCH BH23 2AF**

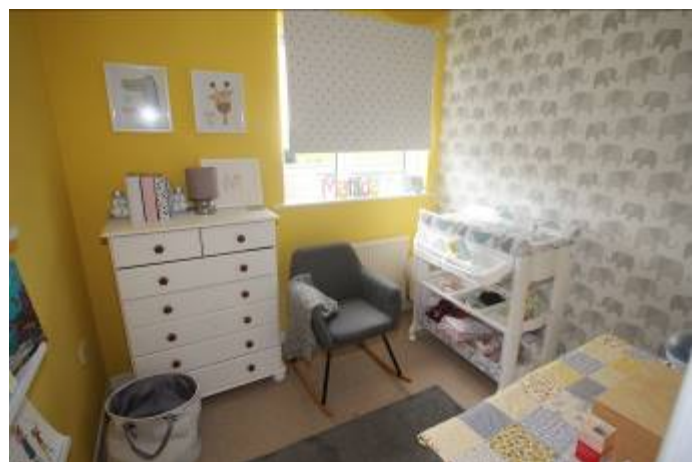
- **MODERN TERRACED EXTENDED FAMILY HOME**
- **3 GOOD SIZED BEDROOMS**
- **LOUNGE/DINER**
- **FAMILY ROOM**
- **MODERN KITCHEN AND RECENTLY RENEWED BATHROOM**
- **GROUND FLOOR CLOAKROOM**
- **GREAT LOCATION FOR INFANT AND JUNIOR SCHOOLS**
- **GARAGE PLUS PARKING**
- **DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- **TWYNHAM SCHOOL CATCHMENT**
- **CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE**
- **EXTREMELY WELL PRESENTED THROUGHOUT**
- **MUST BE VIEWED TO FULLY APPRECIATE**



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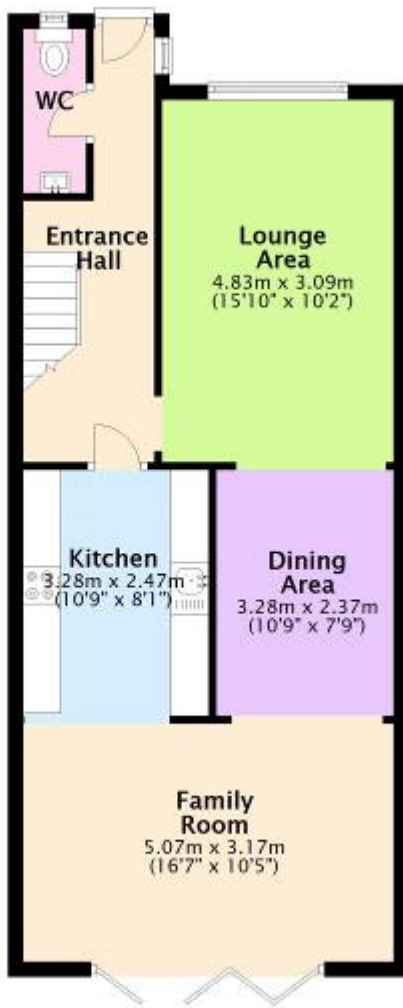


**39 PORTFIELD ROAD, CHRISTCHURCH BH23 2AF**



**Ground Floor**

Approx. 58.3 sq. metres (627.7 sq. feet)



**First Floor**

Approx. 40.5 sq. metres (436.1 sq. feet)

