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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

**9 CLARENCE PLACE
CHRISTCHURCH BH23 2UH**

Price £369,950

Freehold



SITUATED IN A CUL-DE-SAC LOCATION WITHIN THE TWYNHAM SCHOOLS CATCHMENT IS THIS BEAUTIFULLY PRESENTED END OF TERRACE FAMILY HOME.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, GROUND FLOOR CLOAKROOM, DINING/KITCHEN, 17' X 11' LOUNGE, FIRST FLOOR LANDING, 3 WELL PROPORTIONED BEDROOMS AND FAMILY BATHROOM.

THE PROPERTY HAS RECENTLY UNDERGONE WORKS OF IMPROVEMENT INCLUDING REDECORATION, NEW DOUBLE GLAZING AND NEW FLOOR COVERINGS/CARPETS THROUGH THE LOUNGE, KITCHEN/DINER, HALL, LANDING AND STAIRS.

IT ALSO OFFERS FURTHER BENEFITS INCLUDING MODERN FITMENTS THROUGHOUT, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING FOR 2 CARS AND THE ADDED BONUS OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

IDEALLY LOCATED FOR CHRISTCHURCH HOSPITAL WHERE THERE IS A GP SURGERY AND DENTIST. LOCAL SHOPS CAN BE FOUND NEARBY ALONG FAIRMILE ROAD AND THE TOWN CENTRE OF CHRISTCHURCH IS APPROXIMATELY 1 MILE DISTANT AND HAS A WIDE VARIETY OF SHOPS, RESTAURANTS, BARS AND EATERIES ALONG WITH MANY HISTORICAL FEATURES AND BEAUTIFUL RIVERSIDE WALKS.

9 CLARENCE PLACE, CHRISTCHURCH BH23 2UH

- MODERN END OF TERRACE HOME
- 3 WELL PROPORTIONED BEDROOMS
- GOOD SIZE LOUNGE
- MODERN KITCHEN/DINER
- GROUND FLOOR CLOAKS
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING FOR 2 CARS
- NO FORWARD CHAIN
- TWYNHAM CATCHMENT
- CLOSE TO CHRISTCHURCH HOSPITAL
- MODERN FAMILY BATHROOM
- POPULAR LOCATION
- BEAUTIFULLY PRESENTED
THROUGHOUT

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.

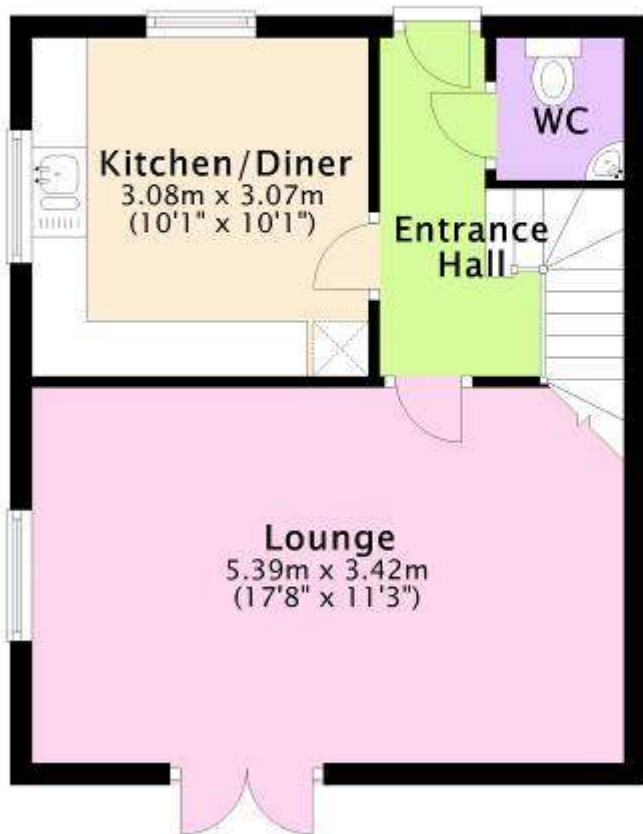


9 CLARENCE PLACE, CHRISTCHURCH BH23 2UH



Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)

