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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

**81 JUMPERS ROAD
CHRISTCHURCH
BH23 2JS**

Price £465,000

Freehold



A SPACIOUS SEMI DETACHED VICTORIAN STYLE HOUSE SITUATED IN A POPULAR LOCATION CLOSE TO LOCAL AMENITIES AND SET WITHIN THE TWYNHAM SCHOOLS CATCHMENT.

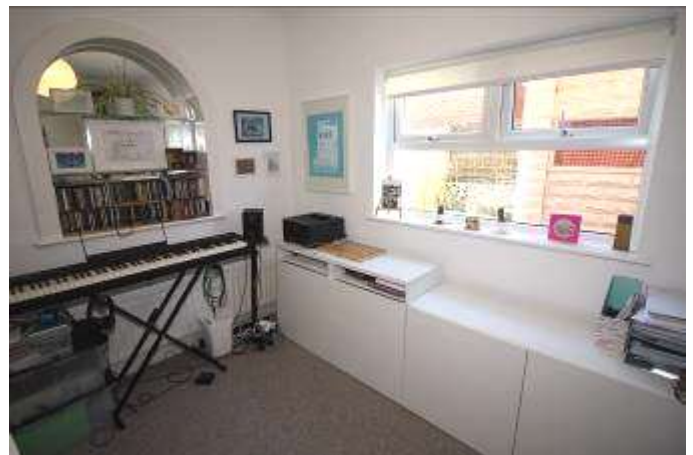
THE PROPERTY IS EXTREMELY WELL PRESENTED THROUGHOUT AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE, DINING ROOM/RECEPTION ROOM 2, WELL PROPORTIONED DINING/KITCHEN, GROUND FLOOR CLOAKROOM/UTILITY, SPACIOUS LANDING, 3 GOOD SIZED BEDROOMS, MODERN FAMILY BATHROOM AND SEPARATE W.C.

EXTERNALLY THERE IS AN ATTRACTIVE FRONT GARDEN WITH DRIVEWAY TO THE SIDE OFFERING OFF ROAD PARKING FOR 1 CAR AND LEADING TO THE DETACHED GARAGE. TO THE SIDE OF WHICH IS A PATHWAY LEADING TO THE NICELY PROPORTIONED REAR GARDEN WITH PAVED PATIO, LAWN AND MATURE BORDERS.

THE PROPERTY ALSO BENEFITS FROM UPGRADED ELECTRICS, MODERN GAS FIRED CENTRAL HEATING (BOILER INSTALLED 2016), DOUBLE GLAZING AND ALL IN ALL WE FEEL THIS IS A LOVELY FAMILY HOME.

81 JUMPERS ROAD, CHRISTCHURCH BH23 2JS

- **VICTORIAN STYLE SEMI DETACHED HOUSE**
- **WELL PRESENTED THROUGHOUT**
- **3 GOOD SIZE BEDROOMS**
- **LOUNGE, SEPARATE DINING ROOM/2ND RECEPTION**
- **MODERN DINING/KITCHEN**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **GROUND FLOOR CLOAKS/UTILITY**
- **MODERN BATHROOM AND SEPARATE W.C.**
- **GOOD SIZE GARDEN**
- **OFF ROAD PARKING**
- **DETACHED GARAGE**
- **TWYNHAM CATCHMENT**
- **CLOSE TO LOCAL AMENITIES**
- **POPULAR LOCATION**
- **VIEWING STRONGLY ADVISED**



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. 55.4 sq. metres (596.1 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)

