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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

**17A ALBION ROAD
CHRISTCHURCH
BH23 2JG**

Price £525,000

Freehold



A DECEPTIVELY SPACIOUS OLDER STYLE CHARACTER HOUSE WHICH IS BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

LOCATED IN THE WEST SIDE OF CHRISTCHURCH BEING CLOSE TO LOCAL AMENITIES AND SHOPS THIS PROPERTY HAS ACCOMMODATION COMPRISING ENTRANCE HALL, GROUND FLOOR W.C., GOOD SIZE LOUNGE, SEPARATE DINING ROOM, 21'6 KITCHEN, CONSERVATORY, FIRST FLOOR LANDING, 3 WELL PROPORTIONED BEDROOMS AND SHOWER ROOM.

BENEFITS CONVEYED WITH THIS FAMILY HOME INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, GARAGE AND A REALLY GOOD SIZE GARDEN WITH FEATURE POND, SUMMER HOUSE AND LOG STORE.

THE PROPERTY IS LOCATED WITHIN THE TWYNHAM INFANTS, JUNIOR AND SECONDARY SCHOOLS CATCHMENT AND CHRISTCHURCH TOWN CENTRE WITH ITS MORE COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES ALONG WITH MANY HISTORICAL LANDMARKS, IS APPROXIMATELY 1.2 MILES DISTANT.

THE PROPERTY DOES REQUIRE SOME GENERAL UPDATING BUT WE FEEL IT'S GOING TO MAKE SOMEONE A LOVELY FAMILY HOME.

17A ALBION ROAD, CHRISTCHURCH BH23 2JG

- **OLDER STYLE DETACHED FAMILY HOME**
- **3 GOOD SIZE BEDROOMS**
- **SPACIOUS LOUNGE**
- **SEPARATE DINING ROOM**
- **CONSERVATORY**
- **21'6 LONG KITCHEN**
- **LARGER THAN AVERAGE GARDEN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING**
- **GARAGE**
- **TWYNHAM SCHOOL CATCHMENT**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **NO FORWARD CHAIN**



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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17A ALBION ROAD, CHRISTCHURCH BH23 2JG

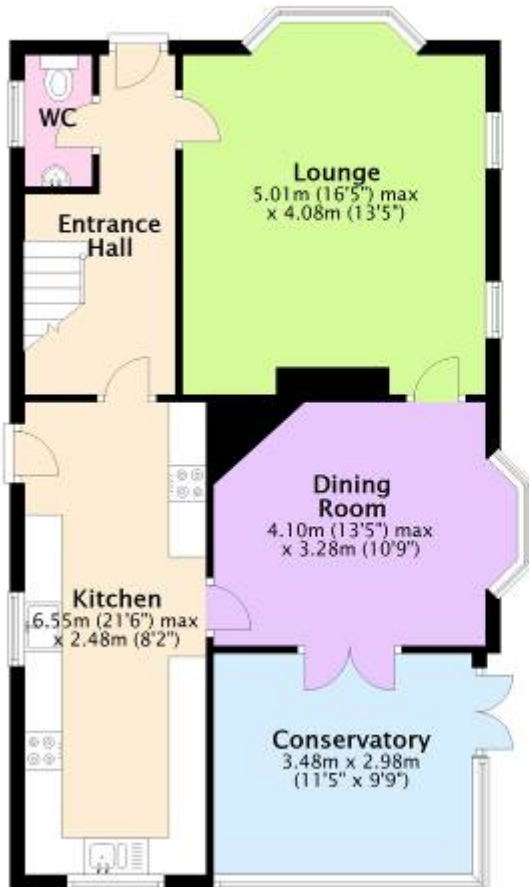


17A ALBION ROAD, CHRISTCHURCH BH23 2JG



Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.8 sq. feet)

