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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

**2 KIMBERLEY CLOSE
CHRISTCHURCH
BH23 2JL**

Price £400,000

Freehold



SITUATED IN A SMALL EXCLUSIVE DEVELOPMENT OF SIMILAR HOUSES IS THIS GENEROUSLY PROPORTIONED MID TERRACE GEORGIAN STYLE FAMILY HOME.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, GROUND FLOOR CLOAKROOM, MODERN BREAKFAST/KITCHEN AND SPACIOUS LOUNGE/DINER TO THE GROUND FLOOR AND THEN TO THE FIRST FLOOR IS THE LANDING, 3 DOUBLE BEDROOMS AND MODERN FAMILY BATHROOM.

EXTERNALLY THERE IS AN OPEN COMMUNAL GREEN AND TO THE REAR IS A PRIVATE ENCLOSED REAR GARDEN WHICH BACKS ONTO THE SCOUT HUT AND CHILDRENS PLAY AREA.

BENEFITS INCLUDE GARAGE IN NEARBY BLOCK, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, WELL PRESENTED THROUGHOUT AND BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

THE PROPERTY IS ALSO LOCATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA AS WELL AS HAVING LOCAL SHOPS AND AMENITIES CLOSE TO HAND.

2 KIMBERLEY CLOSE, CHRISTCHURCH BH23 2JL

- **GEORGIAN STYLE MID TERRACE HOUSE**
- **3 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE/DINER**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **GARAGE IN NEARBY BLOCK**
- **NO FORWARD CHAIN**
- **MODERN KITCHEN AND BATHROOM**
- **GROUND FLOOR CLOAKROOM**
- **TWYNHAM CATCHMENT**
- **WELL PRESENTED THROUGHOUT**
- **POPULAR LOCATION**
- **CUL-DE-SAC POSITION**
- **VIEWING ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

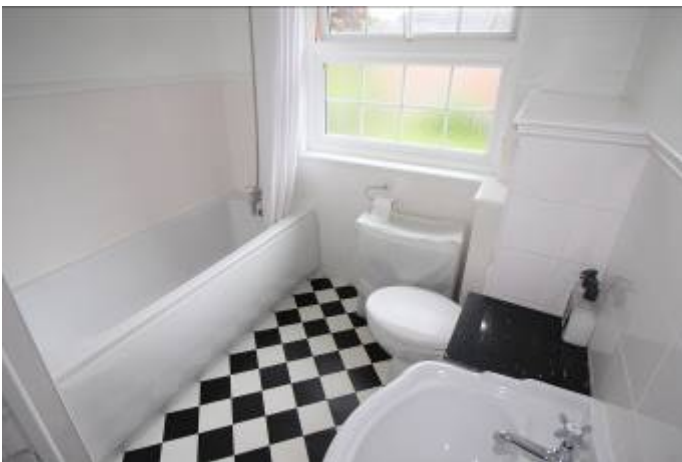
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



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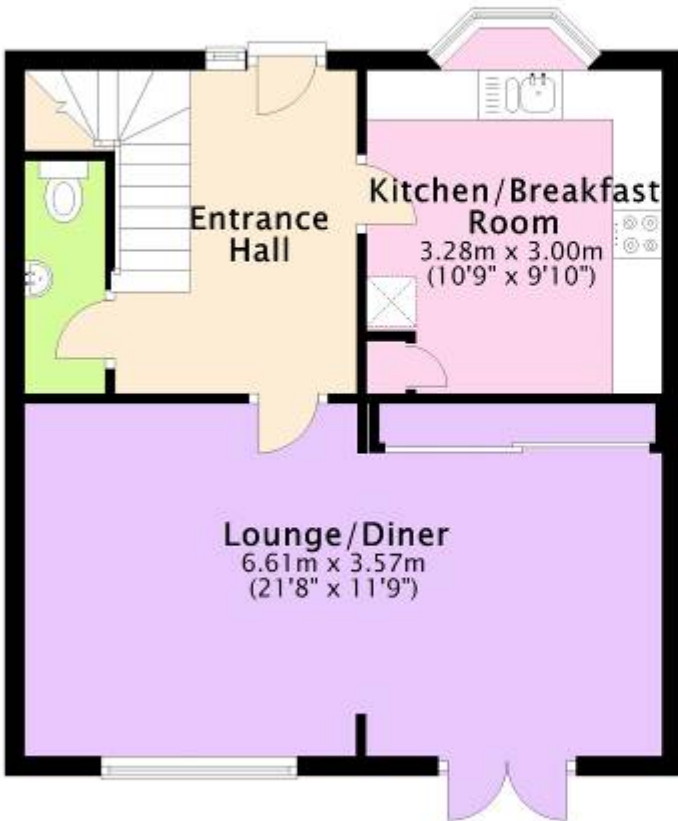


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Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



First Floor

Approx. 45.0 sq. metres (483.9 sq. feet)

