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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

**12 ALBION ROAD
CHRISTCHURCH
BH23 2JG**

OIEO Price £550,000

Freehold



THIS DETACHED TRADITIONAL BUNGALOW OFFERS A LOT MORE THAN FIRST APPEARS.

IT HAS BEEN EXTENDED IN RECENT TIMES, ALMOST DOUBLING THE SIZE OF THE ORIGINAL BUNGALOW AND NOW COMPRISES 4 GOOD SIZE BEDROOMS, 2 BATHROOMS, OFFICE, UTILITY ROOM AND A BEAUTIFUL OPEN PLAN LIVING/DINING/KITCHEN ROOM.

THE MODERN KITCHEN HAS A NUMBER OF FITTED APPLIANCES INCLUDING DISHWASHER, FRIDGE, COMBINATION MICROWAVE OVEN, TRADITIONAL OVEN WITH WARMING DRAWER AND HOB AND THE UTILITY CONTAINS THE INTEGRAL FREEZER.

THROUGHOUT THE EXTENSION AREA THERE IS UNDER FLOOR HEATING WITH THE MAIN LIVING AREA ALSO HAVING AIR CONDITIONING. THE LUXURY BATHROOM CONTAINS A JACUZZI BATH, WASH HAND BASIN AND W.C. AS WELL AS A WALK IN SHOWER.

FURTHER BENEFITS CONVEYED WITH THE PROPERTY INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING (RECENTLY FITTED NEW BOILER), AMPLE OFF ROAD PARKING, LARGE GARDEN WITH STORAGE SHED AND BRICK BUILT WORKSHOP WITH POWER AND LIGHTING.

THIS TRULY IS AN EXCEPTIONAL BUNGALOW WHICH NEEDS TO BE VIEWED INTERNALLY TO FULLY APPRECIATE JUST WHAT IT HAS TO OFFER.

12 ALBION ROAD, CHRISTCHURCH BH23 2JG

- **DETACHED TRADITIONAL BUNGALOW**
- **4 BEDROOMS**
- **STUNNING OPEN PLAN LIVING/DINING/KITCHEN**
- **UTILITY ROOM, OFFICE**
- **2 BATHROOMS**
- **EXTREMELY WELL PRESENTED**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **LARGE GARDEN**
- **BRICK BUILT WORKSHOP**
- **AMPLE OFF ROAD PARKING**
- **POPULAR LOCATION**
- **TWYNHAM CATCHMENT**
- **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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