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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

**18 LYNTON CRESCENT
ST CATHERINE'S HILL, CHRISTCHURCH
BH23 2SD**

Price £449,000

Freehold



SITUATED ON THE EVER POPULAR RESIDENTIAL DISTRICT OF ST CATHERINE'S HILL IS THIS SPACIOUS 3 BEDROOM DETACHED BUNGALOW.

FURTHER ACCOMMODATION INCLUDES ENTRANCE HALL, STAGGERED LOUNGE/DINER, KITCHEN, UTILITY ROOM, CONSERVATORY, FAMILY SHOWER ROOM AND 2ND SEPARATE W.C. WHILST THE PROPERTY WOULD BENEFIT FROM MODERNISATION, IT DOES HAVE GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING.

EXTERNALLY, TO THE FRONT THE GARDEN IS MAINLY LAID TO BRICK PAVIA PROVIDING EXTRA PARKING, A DRIVEWAY LEADS TO THE ATTACHED GARAGE AND TO THE REAR THE GARDEN IS MAINLY LAID TO LAWN AND OFFERS AN EXCELLENT DEGREE OF PRIVACY.

IT IS ALSO CLOSE TO AN EXCELLENT PARADE OF SHOPS ON MARLOW DRIVE WHICH IS ONLY A SHORT STROLL AWAY AND BEING ON THE HILL THERE ARE VARIOUS ACCESS POINTS LEADING INTO BEAUTIFUL WOODLAND WALKS.

CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 1.75 MILES DISTANT AND HAS A MAINLINE TRAIN STATION, BOURNEMOUTH INTERNATIONAL AIRPORT IS WITHIN EASEY DRIVING DISTANCE AND THERE ARE EXCELLENT ROAD LINKS LEADING TO BOURNEMOUTH, SOUTHAMPTON & FURTHER AFIELD.

18 LYNTON CRESCENT, ST CATHERINES HILL, CHRISTCHURCH BH23 2SD

- **DETACHED TRADITIONAL BUNGALOW**
- **3 GOOD SIZE BEDROOMS**
- **IN NEED OF REFURBISHMENT**
- **CONSERVATORY**
- **STAGGERED LOUNGE/DINER**
- **ATTACHED GARAGE AND OFF ROAD PARKING**
- **PRIVATE REAR GARDEN**
- **CLOSE TO LOCAL SHOPS**
- **BEAUTIFUL WOODLAND WALKS NEARBY**
- **KITCHEN AND UTILITY ROOM**
- **SHOWER ROOM & 2ND SEPARATE W.C.**
- **IDEAL DIY PROJECT**
- **POPULAR LOCATION**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**



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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Lynton Crescent, Christchurch, BH23

Total = 1385 sq ft / 128.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards (incorporating International Property Measurement Standards (IPMS Residential)). © Michaeladam 2022. Produced for MoveWise. RSP: 1002/19

