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Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency until given.



FLOOR PLAN



87 Barrack Road
Christchurch, BH23 2AJ, Offers Over £475,000

MAIN FEATURES

Superb Family Home
 Suitable Holiday Rental
 Well Presented Throughout
 Twynham School Catchment
 Detached
 Conservatory & Secluded Rear Garden
 1488 Sq Ft of Accommodation
 Near By Town Centre and Train Station
 Near By 5* Award Winning Sandy Beaches

Description

A property with excellent curb appeal, this impressive family residence is set back from the road with a substantial driveway allowing parking for multiple vehicles. The property resides in an extremely popular location surrounded by sought after destinations. Stepping into the property you are greeted by the welcoming entrance hall that is light and airy with an adjoining three piece bathroom suite.

The property boasts spacious reception rooms; the principle reception room offers a superb space for relaxing with its feature bay window. The second reception offers space to dine and opens directly through to the conservatory with double opening doors to the garden. Further receptions are well proportioned and are currently being utilised as double bedrooms. The kitchen is located at the rear of the property and offers ample work surface and cupboard space.

Sleeping accommodation is found on the first floor and consists of three generously proportioned double bedrooms. The master suite is notably capacious with its large bay window and en-suite shower room. The guest bedrooms also benefit from en-suite facilities and all of the bedrooms offer ample space for bedroom furniture and storage.

Outside you will find the substantial and well maintained rear garden that is laid to lawn, boarded by greenery. The garden incorporates a large patio area, that is perfect for alfresco dining and entertaining in the summer months, as well as multiple storage sheds.



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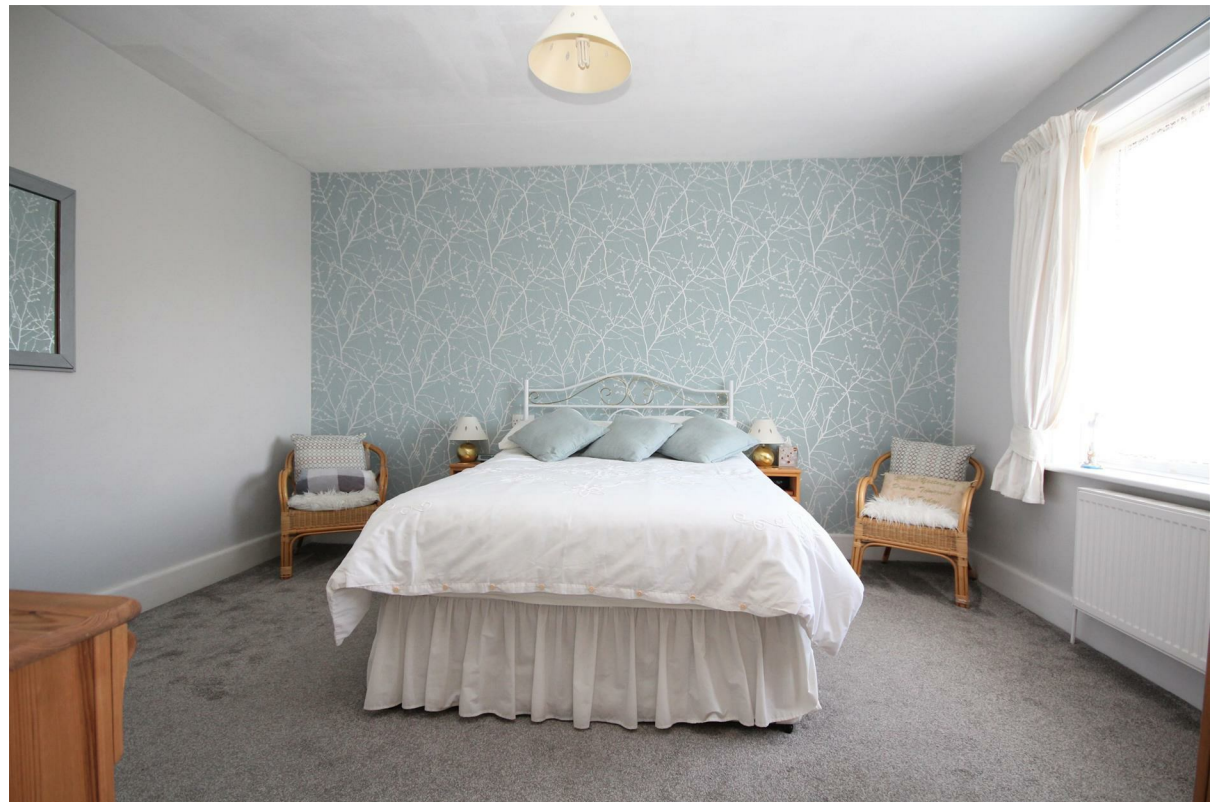
Area

A fantastic opportunity to purchase this simply stunning five double bedroom detached house, situated in a highly sought after residential location to the East of Bournemouth and near by the desirable market town of Christchurch, which boasts a historic Priory and Quay. The area provides easy access to local parks, national transport links, which provide direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International airport offers a varied schedule of flights to a number of European destinations. Bournemouth's award-winning beaches and excellent local schools including catchment to Twynham School.

Tenure

Tenure: Freehold
 Council: BCP Band D
 Value: Guide £525,000 - £535,000

This information has not been verified and should not be relied upon as a statement of fact, but is given in good faith for guidance only.



Offers Over £475,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

