



Clarendon Road ~ Central Christchurch ~ BH23 2AB

16 High Street, Christchurch Dorset BH23 1AY

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01202 484444

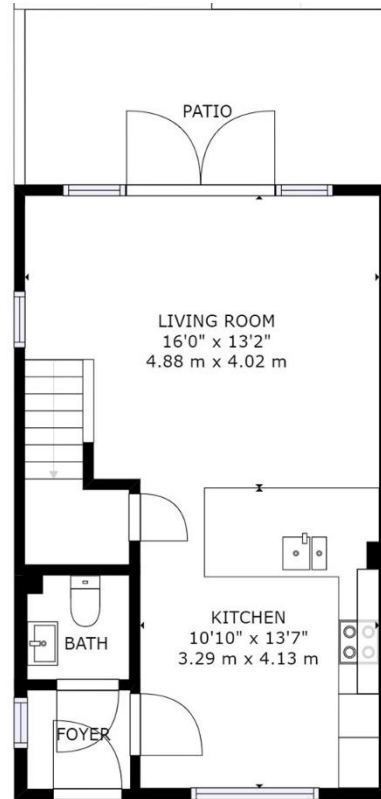
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You won't be disappointed with this new high quality modern finish at 55b Clarendon Road, a highly desirable modern three bedroom semi detached property ideally situated within walking distance of Christchurch Town Centre and within the highly sought after Twynham School catchment area offering close to 1000 Sq Ft of stylish internal living space presented in immaculate decorative throughout built in 2019. The well-appointed ground floor accommodation comprises of WC & open plan modern kitchen with breakfast bar and living room with patio doors leading a low maintenance decked patio garden. Stairs lead to the first-floor accommodation consisting of a spacious master bedroom with a stylish en-suite luxury bathroom. The First floor also comprises of family bathroom with feature tiling and contemporary white suite. Two further bedrooms are located on first floor to the rear of property. This ideally located property is approached via a driveway allowing for off road parking for two vehicles. ~ Sold with no forward chain.



Floor Plan
 968 Internal SQ. FT
 90 Internal SQ. M



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 428 sq. ft, 40 m2, FLOOR 2: 429 sq. ft, 40 m2
 TOTAL: 857 sq. ft, 80 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Situation

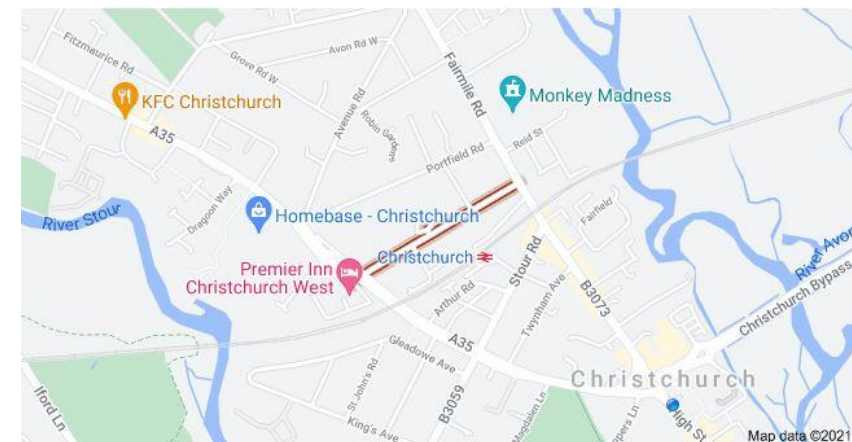
55b Clarendon Road is superbly located within easy walking distance of Christchurch Town Centre, Railway station, Priory and The Quay and situated within the much sought-after catchment area for Christchurch Infant and Junior School and Twynham School.

Local Authority and School Catchments

BCP Council ~ Tax Band D ~ Christchurch Infants, Juniors & Twynham School.

Asking Price

£450,000 (Freehold)





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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