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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

**59 GLEADOWE AVENUE
CHRISTCHURCH
BH23 1LS**

Price £479,950

Freehold



SITUATED IN THIS POPULAR LOCATION BEING WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND BEING WITHIN THE TWYNHAM SCHOOL CATCHMENT IS THIS TRADITIONAL DETACHED BUNGALOW.

THE PROPERTY HAS GOOD SIZED ACCOMMODATION COMPRISING 3 DOUBLE BEDROOMS, ENTRANCE HALL, SPACIOUS OPEN PLAN LIVING/DINING/KITCHEN WITH MODERN UNITS, MODERN SHOWER ROOM AND SEPARATE W.C.

BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE REAR GARDEN WITH FEATURE POND AND ALSO OFFERS TREMENDOUS SCOPE TO ENLARGE BY WAY OF A LOFT CONVERSION (STPP)

CHRISTCHURCH TOWN CENTRE WITH ITS WIDE VARIETY OF SHOPS, RESTAURANTS, BARS AND EATERIES IS WITHIN LEVEL WALKING DISTANCE, AS IS THE MAINLINE TRAIN STATION. BEAUTIFUL RIVERSIDE WALKS ALONG THE STOUR AND THE STUNNING SANDY BEACHES AT SOUTHBOURNE AND HENGISTBURY HEAD ARE ONLY A SHORT DRIVE AWAY.

59 GLEADOWE AVENUE, CHRISTCHURCH BH23 1LS

- **DETACHED TRADITIONAL BUNGALOW**
- **3 DOUBLE BEDROOMS**
- **ATTRACTIVE OPEN PLAN LIVING AREA**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **TWYNHAM CATCHMENT**
- **GOOD SIZE REAR GARDEN WITH FEATURE POND**
- **POTENTIAL TO ENLARGE (STPP)**
- **CLOSE TO TOWN CENTRE**
- **MAINLINE STATION NEARBY**
- **WELL PRESENTED THROUGHOUT**
- **POPULAR LOCATION**
- **MODERN SHOWER ROOM**
- **SEPARATE W.C.**
- **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.

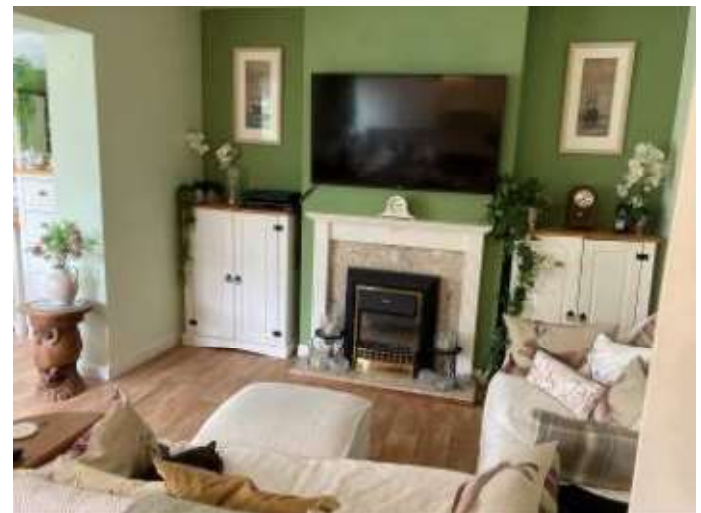


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Ground Floor

Approx. 74.7 sq. metres (804.1 sq. feet)

