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BH23 2LQ

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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

**82 CANBERRA ROAD
CHRISTCHURCH
BH23 2HW**

Price £675,000

Freehold



OFFERING APPROXIMATELY 2000 SQUARE FEET OF ACCOMMODATION THIS PROPERTY HAS VERY SPACIOUS AND VERSATILE LIVING SPACE.

COMPRISING OF LARGE ENTRANCE HALL, 23FT LIVING ROOM, DINING/KITCHEN, 2 DOUBLE BEDROOMS, FAMILY BATHROOM ON THE GROUND FLOOR & THEN TO THE FIRST FLOOR THERE'S A GOOD SIZE LANDING & 2 FURTHER LARGE DOUBLE BEDROOMS.

ATTACHED TO THE PROPERTY VIA A COVERED WALKWAY, IS THE ANNEX WHICH COMPRISES, BEDROOM, KITCHENETTE, W.C. & LOUNGE. THE PROPERTY ALSO OFFERS SCOPE FOR FURTHER ENLARGEMENT SUBJECT TO PLANNING PERMISSIONS.

JUST SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE AMPLE OFF ROAD PARKING, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, LARGER THAN AVERAGE ACCOMMODATION, BEING IN THE TWYNHAM SCHOOL CATCHMENTS & HAVING A WELL PROPORTIONED REAR GARDEN WHICH OFFERS AN EXCELLENT DEGREE OF PRIVACY & SECLUSION AS WELL AS BEING MAINLY LAID TO HARD LANDSCAPING FOR EASE OF MAINTENANCE.

WE STRONGLY ADVISE AN INTERNAL INSPECTION TO APPRECIATE THE SIZE OF ACCOMMODATION.

82 CANBERRA ROAD, CHRISTCHURCH BH23 2HW

- **4 BEDROOM DETACHED CHALET WITH ANNEX**
- **IDEAL FOR DEPENDANT RELATIVE**
- **ANNEX WITH BEDROOM, LOUNGE AND KITCHENETTE**
- **23FT X 14FT LIVING ROOM**
- **DINING/KITCHEN**
- **LARGE BEDROOMS**
- **MODERN FAMILY BATHROOM**
- **SEPARATE W.C.**
- **TWYNHAM SCHOOL CATCHMENT**
- **AMPLE OFF ROAD PARKING**
- **GOOD SIZE REAR GARDEN**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **CLOSE TO LOCAL SHOPS & AMENITIES**
- **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. 143.1 sq. metres (1540.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)

