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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**

**DURLSTON CRESCENT  
ST CATHERINE'S HILL - CHRISTCHURCH  
BH23 2ST**

**Price £565,000**

Freehold



***SITUATED IN THE EVER POPULAR RESIDENTIAL DISTRICT OF ST CATHERINE'S HILL IS THIS DECEPTIVELY SPACIOUS DETACHED PROPERTY WHICH HAS BEEN EXTENDED OVER THE YEARS CREATING A LARGE FAMILY HOME & HAS BEEN IN THE SAME FAMILY SINCE BUILT SINCE NEW IN EARLY 1970'S.***

***IT HAS ACCOMMODATION COMPRISING ENCLOSED PORCH, ENTRANCE HALL, GROUND FLOOR CLOAKROOM, KITCHEN, OPEN PLAN DINING/LIVING/DAY ROOM & CONSERVATORY TO THE GROUND FLOOR & THEN TO THE FIRST FLOOR IS A SPACIOUS LANDING, 5 BEDROOMS, 3 GOOD SIZE DOUBLES & 2 SMALL DOUBLES(4 BEDROOMS WITH BUILT IN WARDROBES/CUPBOARDS) FAMILY BATHROOM & LARGE AIRING CUPBOARD ON THE INNER LANDING.***

***ALL IN ALL EQUATING TO APPROXIMATELY 1,600 SQUARE FEET OF LIVING SPACE.***

***BENEFITS CONVEYED WITH THE PROPERTY INCLUDE NO FORWARD CHAIN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ORIGINAL PARQUET FLOORING, ENCLOSED & PRIVATE REAR GARDEN WITH FURTHER GOOD SIZED GARDEN SPACE TO THE SIDE WHICH IS WELL STOCKED WITH MATURE SHRUBS & TREES, OFF ROAD PARKING FOR A NUMBER OF VEHICLES & A LARGE DOUBLE LENGTH GARAGE.***

***WHILST THE PROPERTY DOES REQUIRE SOME GENERAL UPDATING, IT HAS BEEN WELL CARED FOR BY THE PREVIOUS OWNERS & WOULD IDEALLY SUIT A DIY ENTHUSIAST WHO WISHES TO PUT THEIR MARK ON WHAT WILL BE A SUPERB FAMILY HOME.***

DURLSTON CRESCENT, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2ST

- **LARGE DETACHED FAMILY HOME**
- **5 BEDROOMS, 3 DOUBLES & 2 SMALL DOUBLES**
- **SPACIOUS OPEN PLAN LIVING/DINING/DAY ROOM**
- **SINGLE GLAZED CONSERVATORY**
- **ENCLOSED AND PRIVATE REAR GARDEN WITH GOOD SIZE GARDEN TO THE SIDE AREA**
- **NO FORWARD CHAIN**
- **REQUIRING SOME UPDATING**
- **GROUND FLOOR CLOAKROOM**
- **MAJORITY DOUBLE GLAZED**
- **GAS FIRED CENTRAL HEATING**
- **AMPLE OFF ROAD PARKING**
- **DOUBLE LENGTH GARAGE**
- **POPULAR LOCATION**
- **STUNNING WOODLAND WALKS NEARBY**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **ORIGINAL PARQUET FLOORING**
- **BUILT IN EARLY 1970'S & BEEN IN THE SAME FAMILY SINCE NEW**





**DURLSTON CRESCENT, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2ST**



**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.

**DURLSTON CRESCENT, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2ST**



**DURLSTON CRESCENT, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2ST**

**Ground Floor**

Approx. 76.3 sq. metres (821.4 sq. feet)



**First Floor**

Approx. 77.0 sq. metres (829.0 sq. feet)

