



Avon Cottage Avon Wharf Bridge Street, Christchurch
Christchurch

In Excess of **£850,000**

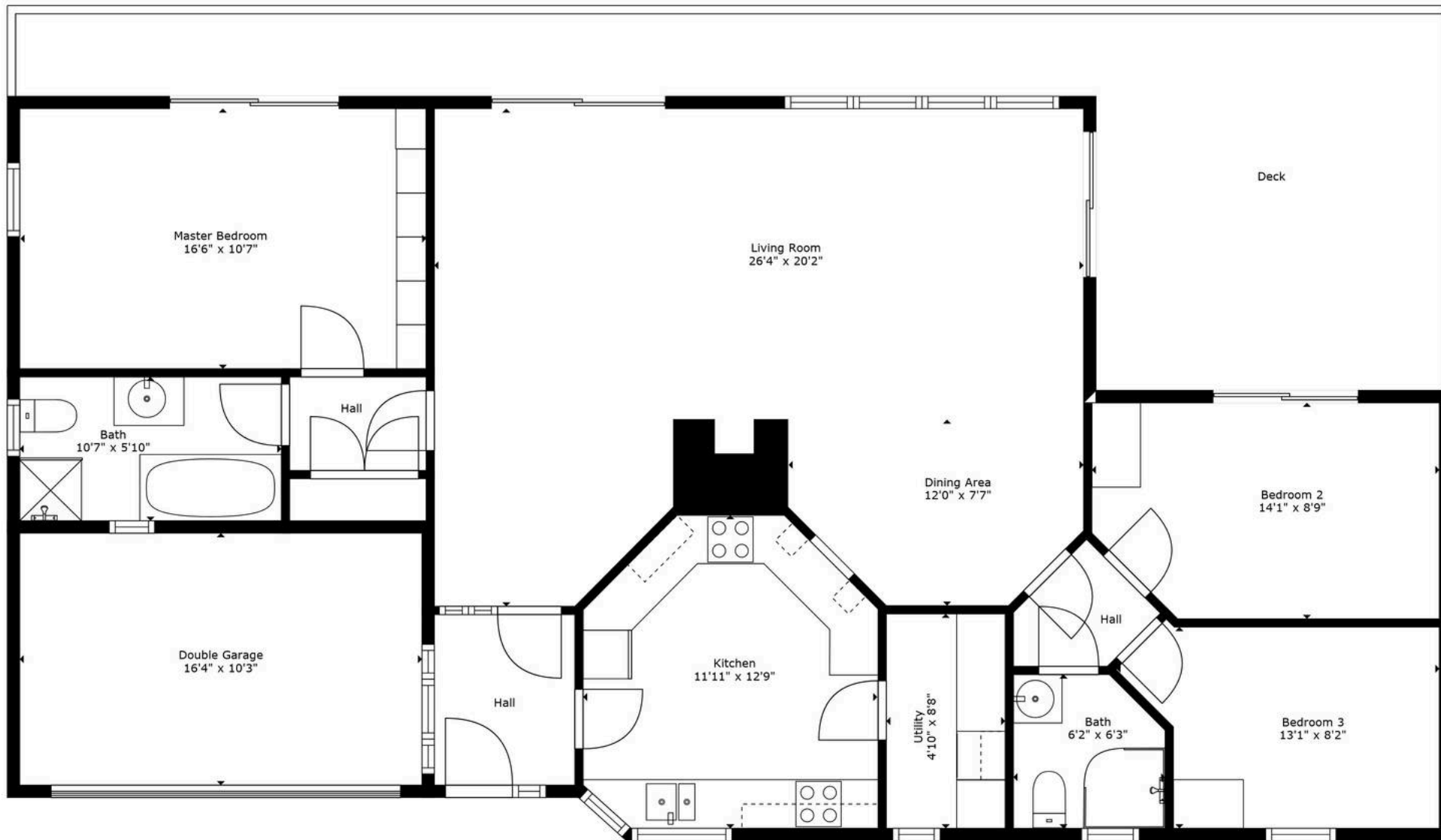


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Christchurch, Christchurch

Situated in a prestigious gated development, this exceptional three-bedroom detached bungalow offers the epitome of single-level living. Boasting nearly 1300 square feet of exquisite accommodation, this property stands out as one of a kind within the development. The generously proportioned interior includes a bright and spacious open-plan living area, a modern kitchen with fully working arga and a utility room off this, three well-appointed bedrooms, and two luxurious bathrooms. Featuring a double garage for added convenience, this home provides ample space for both living and entertaining. Additionally, the property comes with a rare mooring opportunity, offering a lease of 999 years to dock your boat, making it a dream for water enthusiasts. Arguably one of the best river line properties available, this bungalow is a prime opportunity for those seeking a truly exceptional home, all with the added benefit of no forward chain.

Stepping outside, this property continues to exceed expectations with its impressive outdoor space. A double garage offers secure parking for two vehicles or ample storage space for recreational equipment and tools. The gated development ensures security and privacy, while the outdoor area offers a tranquil setting for relaxation and enjoyment. Whether you choose to admire the picturesque views from the comfort of your own home or take a leisurely stroll along the riverbank, the outside space of this property provides the perfect backdrop for creating lasting memories. With its double garage and exceptional mooring, this property presents a rare opportunity to own a piece of riverfront paradise.



TOTAL: 1289 sq. ft
 FLOOR 1: 1289 sq. ft
 EXCLUDED AREAS: DECK: 362 sq. ft, DOUBLE GARAGE: 167 sq. ft

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.





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This well-appointed four bedroom waterside residence is situated on the highly prestigious Avon wharf development in central Christchurch within easy strolling distance of the town centre with its thriving High Street, historic Priory and mainline railway station. Bournemouth town centre is located approximately three miles away with its seven miles of blue flag award winning beaches and the cathedral cities of Salisbury and Winchester are also easily commutable. Maintenance fees this year have been £250.00 Mooring remained £105.00. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Flat level living in a gated development
- Nearly 1300 sqft of accommodation
- One of a kind in the development
- Mooring with a lease of 999 years
- No forward chain
- Arguably the best river line property





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