



PETTENGELLS
ESTATE AGENTS

16 Avenue Road, Walkford, Christchurch, Dorset, BH23 5QH
Asking Price £625,000

16 Avenue Road, Walkford, Christchurch, Dorset,
BH23 5QH

- Three double bedroom detached bungalow
- Impressive kitchen/dining room
- Living room
- Family bathroom
- Long driveway, parking for multiple vehicles
- Detached garage
- Garden room/studio
- Lovely quiet location





THREE DOUBLE-BEDROOM DETACHED BUNGALOW WITH IMPRESSIVE KITCHEN/DINING ROOM SITUATED IN A LOVELY ROAD.

Accommodation: Front door opens into the tiled entrance hall leading to the three double bedrooms all with a comprehensive range of built in wardrobes. There is also a family bathroom. Double doors lead into the living room with feature fireplace, in turn archwayed into the impressive kitchen/dining room with doors onto the large patio area.

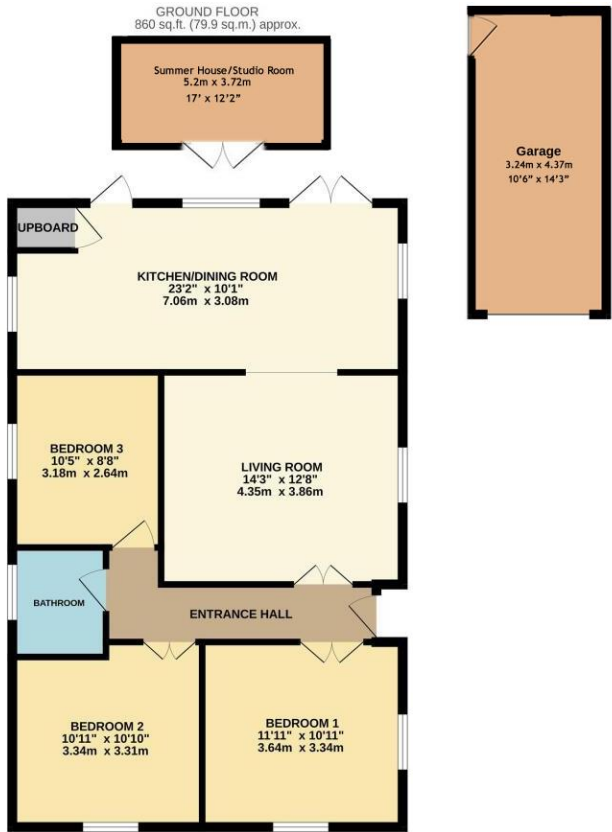
Outside: The rear garden has a large patio area leading onto artificial grass lawn with mature flower and shrub borders. There is a garden shed and summer house/studio room which measures 5.2m x 3.72m which has power and lighting and double doors open out onto the patio. The front garden is also enclosed via mature shrub hedging and is another secluded area of garden. The driveway to the side offers off road parking for multiple vehicles and this in turn leads to the detached garage.

EPC: D, Council tax band: E, Tenure: Freehold

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TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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