

3 bedroom semi-detached house for sale, Barrack Road, Christchurch BH23 (269,950)



Location **South West, Avon**
<https://www.freedasz.co.uk/x-166974-z>

(REF: CH1839) This is the first time in more than 30 years that this mid-1920s build three bedroom, two reception room, semi-detached house has been on the open market. The property presents mainly brick faced/cement rendered and colour washed elevations under a re-slatted/felted roof with UPVC framed double glazed windows. The property offers well planned accommodation arranged over two floors with the benefit of full gas fired central heating and retains many of the original period features such as solid pine panelled internal doors, picture rails and fireplaces. Whilst the accommodation is well presented throughout there is some scope for a certain amount of further updating. Externally there is a lovely southerly aspect 73' rear garden and plentiful off road parking. The owners sole agents strongly recommend an early internal inspection. Enjoying an extremely convenient location within strolling distance of nearby shops for day to day needs and also frequent bus services. The property is also well placed for access to Castle Lane East and The Royal Bournemouth Hospital as well as several Leisure Centres. The historic town centre lies about 2 miles distant and there are also some lovely nearby riverside walks on Bernards Mead and the Stour Valley Pathway. The property also falls within the coveted Twynham School catchment. Main line railway services from Stour Road provide access to London Waterloo in under 2 hours. The accommodation with approximate room dimensions comprises: Canopy style Front Entrance Porch; Composite panelled Front Entrance Door with integral letterbox and UPVC framed double glazed side panel windows incorporating attractive leaded light flower motifs, leads to ENTRANCE HALL: Staircase with solid pine balustrade to the First Floor part galleried landing; Wall mounted 'Drayton' thermostatic control for the central heating; Double panelled radiator, shelf above; Picture rail; Hard wired ceiling mounted smoke detector; Original panelled doors lead to the reception rooms; SITTING ROOM 12' into bay x 11': UPVC framed double glazed bay window; Feature solid pine fire surround, shelf and pelmet above, tiled grate and hearth; Picture rail; Double panelled radiator, shelf above; TV aerial point; Telephone point (not connected); DINING ROOM 12'6 x 11': Tiled fireplace, raised hearth; Picture rail; Double panelled radiator, shelf above; UPVC framed double glazed window, overlooking the southerly aspect rear garden; Folding door to shelved cupboard; KITCHEN 8'10 x 6'2, approached via a door way opening from the Entrance Hall: Fully tiled; Range of laminated Granite effect work surfaces, oak veneer cupboard and drawer units beneath; Matching wall hung kitchen cabinets with under pelmet lighting; Inset stainless steel single drainer sink unit with monobloc tap; Integrated 'Neff' 4-burner white enamel gas hob, 'Stoves' gas oven/grill beneath, re-circulating type extractor canopy with 3-speed fan and light above; Wall hung 'Glow-Worm Spacesaver' gas fired central heating boiler; Space for under-counter 'fridge and freezer units; Space and plumbing for washing machine; Deep under stairs cupboard with fitted shelving; Tiled flooring; Artex ceiling with nest of halogen spot lights; Side aspect UPVC framed double glazed door leads to the side access, front and rear gardens; Rear aspect UPVC framed double glazed casement window with fitted Venetian blind, overlooking the southerly aspect rear garden; Staircase from the

Entrance Hall to GALERIE: STAIRCASE: UPVC framed double glazed door leading to the first floor landing with hard wired ceiling mounted smoke detector; Picture rail; Original panelled doors to BED ROOM ONE 14' into bay x 11': Attractive period fire surround, iron grate, tiled style surround, shelf and pelmet above; UPVC framed double glazed front aspect bay window; Double panelled radiator, shelf above; BED ROOM TWO 12' x 10': Attractive period fire surround, cast iron grate, tiled style surround, shelf and pelmet above; Airing cupboard with fitted shelving; not water proofed; slatted ceiling; Programmable central heating; Domestic hot water tank with 15 litre capacity; Side aspect boarded loft space with light; Single panelled radiator; Picture rail; UPVC framed rear aspect double glazed window, overlooking the southerly aspect rear garden; H.D ROOM THREE 8'1 x 6'3: Single panelled radiator; Picture rail; Front aspect UPVC framed double glazed window, with fitted vertical blind; Over stairs fitted wardrobe, clothes hanging rail and cupboard above; 'Virgin' telephone/internet connection (service not provided); BATH ROOM 7' x 6': Half tiled; Coloured suite comprising: Panelled bath, hand grips, glazed wide screen, fitted electric power shower appliance; Pedestal wash hand basin; Low flush WC; Tongue & Groove pine panelled ceiling; Extractor fan; UPVC framed opaque double glazed rear aspect window, fitted Venetian blind; Cook tiled flooring; OUTSIDE: Formal FRONT GARDEN laid to aggregates with the front boundary defined by a low brick wall; Pedestrian gate leads to the front entrance door; Side access via a timber gate; A pretty enclosed REAR GARDEN (73' x 25') with a decked/paved patio leading to areas of loose gravel interspersed with established shrubs; Ornamental trees; Ornamental

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fish pond with water feature; Area of lawn bounded by well established flower and shrub borders; Pathway leads to lower area of garden laid to aggregates and well manicured ornamental trees; External water tap; External power point; At the bottom of the garden is a concrete double length Parking Apron; The parking apron is secured by a 5-bar gate;Note: the agents have tested none of the following; all water systems, gas and electric services and appliances.VIEWING MAY BE ARRANGED STRICTLY BY PRIOR APPOINTMENT ONLY PLEASE THROUGH AGENTS RICHARD GODSELL – CHRISTCHURCH

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