

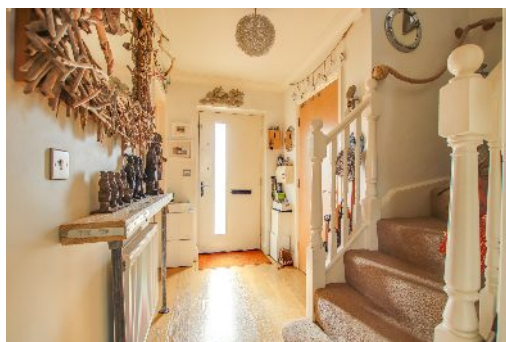


104a Somerford Road

Christchurch, BH23 3QE

SPENCERS
COASTAL





A well-presented detached house, built in 2012, ideally positioned close to local amenities and within approximately 1.7 miles of Avon Beach

The Property

Entrance hallway with laminate flooring continuing throughout, providing access to the ground floor accommodation and WC.

To the front of the property is a well-proportioned living room, featuring a large window that draws in plenty of natural light, and a casement door leading through to the kitchen.

A superb open-plan kitchen/dining room, laid with large-format tiles and offering French doors that open out to the rear garden.

The kitchen is fitted with a stylish range of dove grey gloss wall, base and drawer units, complemented by wood-effect work surfaces. A peninsular unit forms a practical breakfast bar. Integrated appliances include a four-burner gas hob with extractor over, washing machine and dishwasher.

Upstairs, there are three well-sized bedrooms, each offering ample space for furnishings and storage, served by a modern family bathroom fitted with a white suite, bath with shower over and glass screen, and finished with contemporary tiled flooring and walls.

£425,000





“

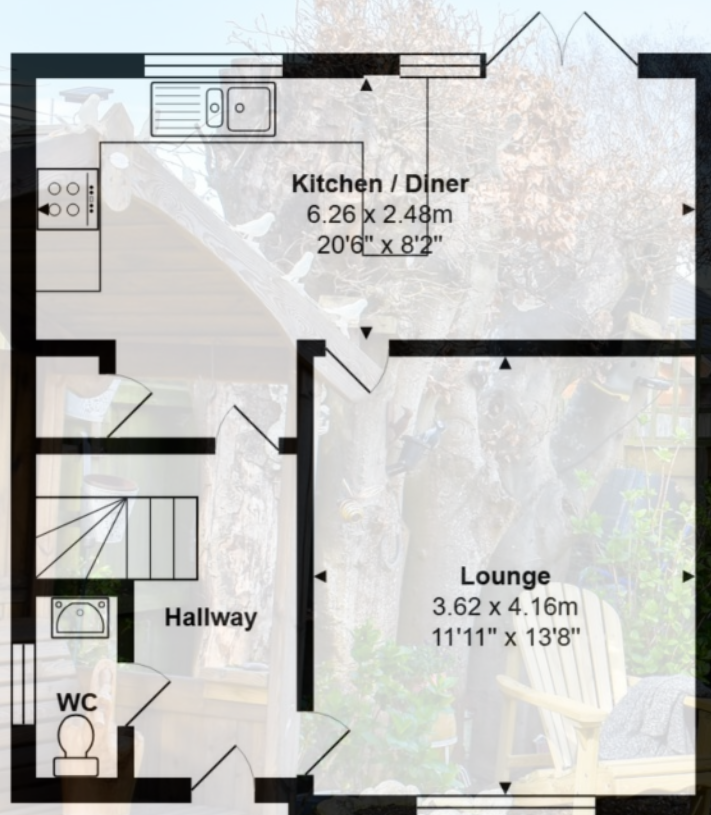
The property offers three bedrooms, two bathrooms (including one en suite), a generously sized kitchen/dining room with a south-westerly aspect, and the added benefit of a block-paved driveway providing ample off-road parking

The Property Continued...

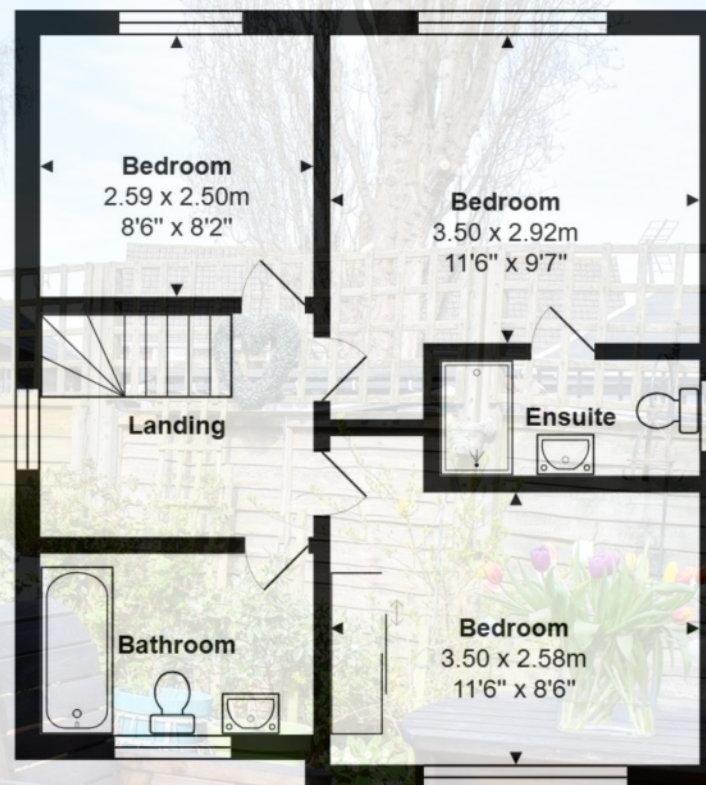
The principal bedroom enjoys generous proportions and is enhanced by a sleek en suite shower room, featuring a walk-in cubicle with a feature tiled wall, hand wash basin, WC and heated towel rail.



FLOOR PLAN



Ground Floor



First Floor



Total Area: 84.6 m² ... 910 ft²

All measurements are approximate and for display purposes only



Outside

The rear garden enjoys a pleasant south-westerly orientation and has been thoughtfully designed for low-maintenance outdoor living, mainly laid with shingle and complemented by a decked area—perfect for al fresco dining.

Additional Information

Energy Performance Rating: C Current: 77 Potential: 89

Council Tax Band: C

Tenure: Freehold

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

Mobile Phone Coverage: No known issues, please contact your provider for further clarity

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



The Situation

Christchurch is an historic market town located beside the sheltered waters of Christchurch Harbour with the New Forest to the east and Bournemouth's lively seaside resort to the west. This charming and picturesque town has been shaped over the centuries by its position at the confluence of the Rivers Avon and Stour. Features include waterside walks and parks, among them the Quomps, a grassland area frequently used as a venue for events, a Saxon watermill, 11th century Priory and 12th century castle ruins.

There is a thriving high street of quality independents, plus an excellent selection of bistros, cafes, pubs and restaurants, among them Captain's Club Hotel and The King's Arms. Christchurch is also home to the immensely popular Christchurch Food Festival.

The town attracts retirees, families and the active. Christchurch Harbour is ideal for paddleboarders, sailors and windsurfers, while families are drawn by the excellent schooling, including Twynham secondary school and sixth form college judged 'outstanding' by Ofsted.

Points Of Interest

Sainsburys	0.9 Miles
Christchurch Town Centre	1.2 Miles
Mudford Quay	1.6 Miles
Christchurch Quay	1.6 Miles
Avon Beach	1.7 Miles
Twynham School	1.8 Miles
Christchurch Train Station	1.9 Miles
Twynham Primary School	2.9 Miles
New Forest National Park	4.5 Miles
Bournemouth Airport	5.2 Miles
Bournemouth Centre	7.7 Miles



For more information or to arrange a viewing please contact us:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk