

36 WINDSOR ROAD, CHRISTCHURCH, DORSET BH23 2EE
PRICE £224,950 - COUNCIL TAX BAND 'C'



VIEWING BY APPOINTMENT ONLY
THROUGH OWNERS
JOINT SOLE AGENTS
HUMPHREYS & ORR AS ABOVE

An opportunity to acquire an extremely well situated DETACHED BUNGALOW in a residential cul-de-sac with delightful rear open aspect. Windsor Road is conveniently situated within walking distance of main bus services with Christchurch Town Centre close at hand.

The property is constructed with external brick and colour washed rendered elevations under a tiled roof. Heating is supplied by a gas fired central heating system and the property also benefits from UPVC double glazed windows.

SERVICES: All main services are connected however these together with any heating or domestic appliance which may be included in the sale have not been tested by this agency.

SUMMARY OF ACCOMMODATION
ENTRANCE DOOR * ENTRANCE HALL *
21FT LOUNGE/DINING ROOM (Dining area previously Bedroom Two
could be reconverted to Bedroom if required) * CONSERVATORY * KITCHEN *
BEDROOM ONE * BATHROOM * SEPARATE WC
OUTSIDE: DRIVEWAY GIVING ACCESS TO DETACHED GARAGE *
GARDENS * THE REAR GARDEN HAVING A DELIGHTFUL OPEN OUTLOOK
AND REAR ACCESS GATE

The accommodation which is need of general modernisation and updating in order to bring it up to present day standards comprises with the following approximate measurements.

UPVC DOUBLE GLAZED ENTRANCE DOOR GIVING ACCESS TO:

ENTRANCE HALL Electric meters. Shelved airing cupboard with radiator. Coats cupboard. Electric points.

LOUNGE/DINING ROOM 21'4" x 12'4" (Dining Room are previously Bedroom Two could be reconverted to form second bedroom if required). Two radiators. Electric points. TV aerial point. Telephone point. Central heating thermostat. Wall mounted Baxi Bermuda Gas fire/Central heating back boiler. Aluminium double glazed patio doors giving access to:

CONSERVATORY 11'4" x 7'6" Double radiator. Telephone point. Electric points. UPVC double glazed side entrance door giving access to garden.

KITCHEN 8'2" x 8' Comprises stainless steel single drainer sink. Matching mixer tap. Double cupboard under. Floor and wall cupboards. Work surfaces. Plumbing for automatic washing machine. Electric points. UPVC Double glazed side entrance door.

BEDROOM 12'4" into bay x 11'4" Double radiator. Built in wardrobes with storage cupboards over. Electric points.

BATHROOM Fully tiled. Comprising panelled bath. Triton electric shower heater and spray. Pedestal wash hand basin. Radiator.

SEPARATE WC Low level suite to match.

OUTSIDE Driveway giving access to Single detached garage. The front garden is laid mainly to shingle with inset shrubs for ease of maintenance. The rear garden has a very attractive open aspect with rear gate. The garden is laid mainly to lawn with shrubs. Garden shed.

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**HUMPHREYS & ORR
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