



Slades

31 Wickfield Avenue, Christchurch, Dorset,

BH23 1JB

PRICE: £850,000

SITUATED IN A PRIME TOWN CENTRE LOCATION IN CHRISTCHURCH, THIS 4 BEDROOM CHARACTER COTTAGE STYLE PROPERTY HAS RECENTLY BEEN REFURBISHED & EXTENDED

This characterful and charming cottage style property has recently been refurbished and extended and occupies a prime position in Christchurch Town Centre. The property retains much of its original charm but has been fully modernised by the current owners to provide 4 bedroom accommodation over two floors. The location of this property needs to be appreciated and it is just a short walk to Christchurch High Street, the 11th Century Priory and Town Quay. Christchurch Town Centre boasts a pedestrianised shopping area and a good variety of shops, bars and restaurants.

Wickfield Avenue is a most sought after location and it is recommended that potential buyers make an early appointment to view. The property enjoys a corner plot position and is approached from the road via a newly laid paved pathway to the front door. Once inside the property there is an entrance hall with stairs to the first floor and a newly created ground floor w.c. Turning right from the entrance hall is the lounge/dining room which is a light and airy room benefiting from the morning sunshine through to the 2 bay windows. The light and airy feel is further enhanced by extra windows to either side of the room. The newly fitted kitchen/breakfast room occupies the rear of the property and is a great space for entertaining with a tiled floor. The kitchen area benefits from newly fitted high gloss wall and base cabinets and has the benefit of integrated appliances to include a dishwasher and fridge/freezer by 'Capel' and a halogen hob and double oven by 'Bosch'. There are a set of bi-fold doors leading to the rear garden and there is a useful utility room with space and plumbing for washing machine.

From the entrance hall, stairs rise to the first floor and at the top the stairs split and to the left-hand side is the newly created master bedroom which benefits from a walk-in wardrobe and en-suite shower room with corner shower cubicle, wash hand basin and toilet. From the top of the stairs and turning right are the remainder of the bedrooms and the newly fitted main bathroom.

There are gardens to 3 sides of the property with the front and side gardens being mainly laid to lawn with attractive raised beds with railway sleepers and a good variety of mature plants and shrubs. To the left-hand side of the house a pedestrian gate leads to the delightful rear garden which is laid to a cottage style with a newly laid paved patio area. The remainder is mainly laid to lawn with a good variety of mature plants, shrubs and trees. The garden will enjoy the afternoon sun. At the very rear of the garden is a detached SINGLE GARAGE with a personal door from the rear garden, power and light. At the front of the garage is a tarmac hardstanding with OFF ROAD PARKING FOR 2 CARS and a further gate to the rear garden.

A summary of the accommodation with approximate room sizes:-

ENTRANCE HALL

LOUNGE/DINING ROOM: 24'10" x 10'5" (7.57m x 3.18m) plus bay window

KITCHEN/BREAKFAST ROOM: 20'7" (6.27m) max x 18'2" (5.54m) max (L-shaped)

GROUND FLOOR W.C.

FIRST FLOOR LANDING

BEDROOM ONE: 15'2" (4.62m) max x 10'1" (3.07m)

EN-SUITE SHOWER ROOM

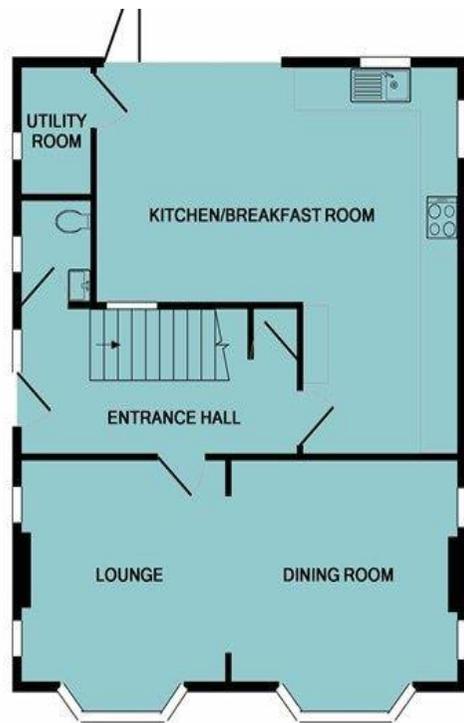
WALK-IN WARDROBE

BEDROOM TWO: 12'5" x 10'6" (3.78m x 3.2m)

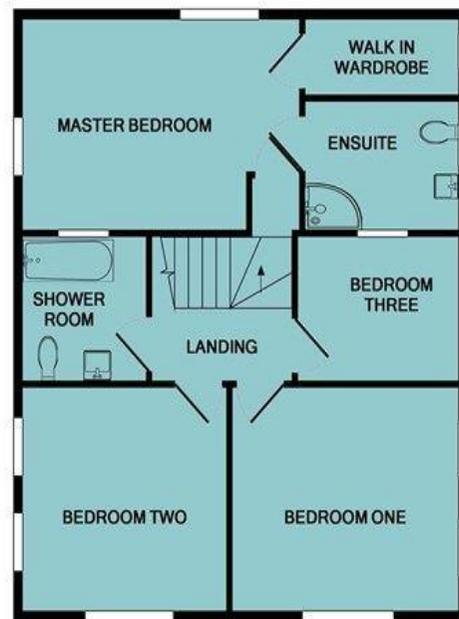
BEDROOM THREE: 12' x 10'5" (3.66m x 3.18m)

BEDROOM FOUR: 8'11" x 7' (2.72m x 2.13m)

FAMILY BATHROOM



GROUND FLOOR
APPROX. FLOOR
AREA 64.2 SQ.M.
(691 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 60.9 SQ.M.
(656 SQ.FT.)

TOTAL APPROX. FLOOR AREA 125.1 SQ.M. (1347 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given.

Made with Metropix ©2018



THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS (CPRs) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



7 Castle Street, Christchurch, Dorset BH23 1DP
 Tel: (01202) 474202 or e-mail: enquiries@sladeschristchurch.co.uk
www.sladeshomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	