



Slades

8 Wickfield Avenue, Christchurch, Dorset,
BH23 1JB

PRICE: £750,000

SITUATED IN A PRIME TOWN CENTRE LOCATION IN CHRISTCHURCH, A SOUTH-WEST FACING REAR GARDEN IS A PARTICULAR FEATURE OF THIS DETACHED FAMILY HOME OFFERING POTENTIAL TO EXTEND AND MODERNISE

Occupying a prime position in the sought after Christchurch Town Centre and offered for sale on a chain free basis, this detached 4 bedroom family home offers potential to extend and modernise with off road parking for several cars and an attractive south-west facing rear garden.

Wickfield Avenue is a most sought after location and an early appointment to view is recommended. Located within the Twynham School Catchment Area, 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 plus a main line railway station.

The entrance porch with a frosted glazed entrance door leads to the entrance hall with timber flooring. Understairs storage cupboard.

The lounge has a feature brick fireplace with inset log burner. Double glazed bay window to front with fitted shutters. Twin double glazed French doors to rear garden.

The dining room has a feature cast iron fireplace. Double glazed bay window to front with fitted shutters.

The cloaks/utility room has a ceramic tiled floor. Fitted shower and tray. Vanity basin. Close coupled w.c. Space and plumbing for washing machine. Wall mounted 'Worcester' gas boiler. Frosted double glazed window to left-hand side.

The kitchen/breakfast room has a range of fitted base and eye-level units with worktop space over and half tiled walls. Double glazed window to rear. Integrated fan-assisted oven/grill (not currently working). 4-ring burner gas hob with extractor cooker hood over. Integrated dishwasher. One and a half bowl sink with single drainer and mixer tap. Twin double glazed French doors to rear garden.

From the entrance hall, stairs lead to the first floor landing.

Bedroom One has double glazed windows to front and rear. Range of built-in wardrobes.

Bedroom Two has 2 double glazed windows to the rear and 1 to the right-hand side. Range of built-in hanging wardrobes.

Bedroom Three has a double glazed window to the front. Range of built-in wardrobes.

Bedroom Four has a double glazed window to the front.

The bathroom has a refitted suite comprising panelled bath, vanity basin and enclosed w.c. Walk-in double shower cubicle with fitted rain shower. Fully tiled walls. Ceramic tiled floor.

The front garden is laid with loose gravel and has OFF ROAD PARKING FOR SEVERAL CARS.

The rear garden enjoys a south-westerly aspect and comprises a raised timber decking area and is laid to lawn with shrub and flower borders. Detached GARDEN CABIN & SHED.

A summary of the accommodation with approximate room sizes:-

ENTRANCE PORCH

ENTRANCE HALL

CLOAKS/UTILITY ROOM

LOUNGE: 18'4" (5.59m) into bay x 12'1" (3.68m)

DINING ROOM: 11'1" x 11'1" (3.38m x 3.38m)

KITCHEN/BREAKFAST ROOM: 15'7" x 10'1" (4.75m x 3.07m)

BEDROOM ONE: 16'1" x 11'3" (4.9m x 3.43m)

BEDROOM TWO: 15'7" x 10'5" (4.75m x 3.18m)

BEDROOM THREE: 11'1" x 9'6" (3.38m x 2.9m)

BEDROOM FOUR: 7'9" x 6'9" (2.36m x 2.06m)

GARDEN CABIN: 15'2" x 11'8" (4.62m x 3.56m)

COUNCIL TAX BAND: E



GROUND FLOOR
APPROX. FLOOR
AREA 60.0 SQ.M.
(646 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 58.7 SQ.M.
(632 SQ.FT.)

TOTAL APPROX. FLOOR AREA 118.7 SQ.M. (1278 SQ.FT.)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	