



STRATTON OAK ESTATES

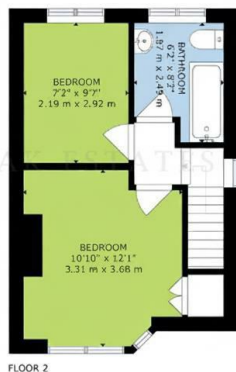


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51 Avenue Road, Christchurch, BH23 2BX

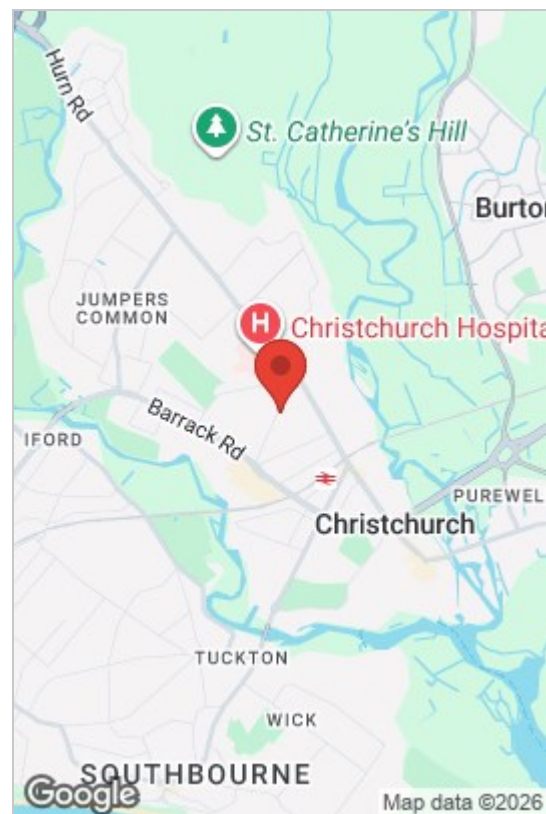
Offers In Excess Of £350,000

GREEN PARK GARDENS EXETER PARK ROAD, DORSET, BOURNEMOUTH, BH2 5BD
INFO@STRATTONOAKESTATES.COM | T. 01202 237580 | WWW.STRATTONOAKESTATES.COM



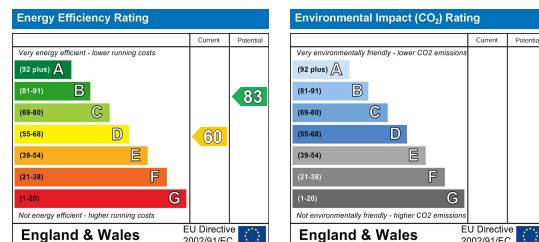
STRATTON OAK ESTATES

GROSS INTERNAL AREA
FLOOR 1: 415 sq.ft, 39 m², FLOOR 2: 292 sq.ft, 27 m²
EXCLUDED AREAS: PATIO: 104 sq.ft, 10 m², ANNEXE HOUSE: 82 sq.ft, 8 m²
TOTAL: 707 sq.ft, 66 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Well-presented semi-detached home set in a popular and highly convenient location close to shops and transport links
- One generous double bedroom with built-in storage, plus a well-sized single bedroom
- Spacious kitchen/dining room providing an ideal space for cooking, dining and entertaining
- Private rear garden with a powered summer house offering excellent additional living or working space
- Off-road parking available at the front of the property for added convenience
- Versatile study/home office that can also function as an occasional third bedroom

A WELL-PRESENTED 2 bedroom semi-detached home offering a BRIGHT LOUNGE with shutters, a spacious kitchen/diner and a versatile study/third bedroom. Upstairs includes a double bedroom with storage, a single bedroom and a modern bathroom. The PRIVATE GARDEN features a powered summer house, and the property also benefits from off-road parking and a popular, convenient location.



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.