



38 Portfield Close, Christchurch, Hampshire, BH23 2AH
Guide Price £250,000



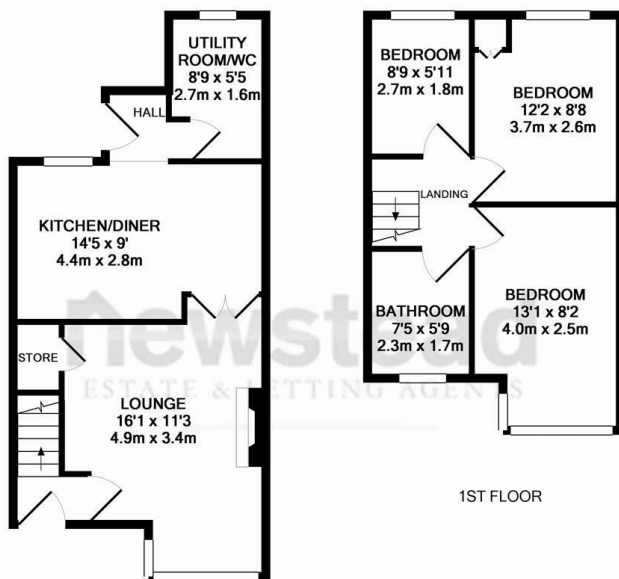
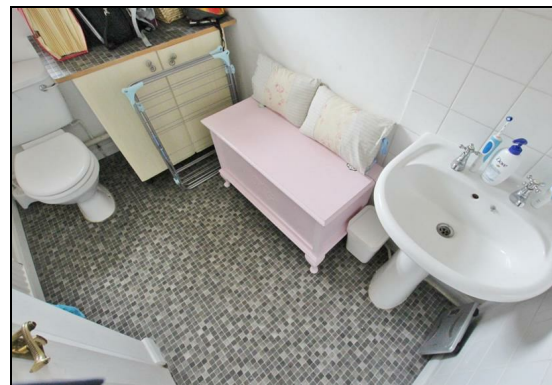
TWYNHAM SCHOOL CATCHMENT - A sizeable and tastefully modernised three bedroom, one reception room mid-terrace home, situated in the sought after BH23, Christchurch location.

On entry into the house, on the ground level you have a sizable lounge that leads to the kitchen that has been modernised and opened up to create an excellent kitchen dining area. The kitchen offering space for a freestanding cooker and ample room for large fridge freezer and dishwasher, it is finished with tiled effect flooring and tiled splash back, complete with matching wall and base units. This then opens up to an area dedicated to dining that has plenty of room to take a dining room table and chairs. To complete the ground floors accommodation you have a downstairs W/C which is also used as a utility room providing space for your amenities.

On the First Floor you have a superb large Master Bedroom with a front aspect and a range of fitted wardrobes, you then have a second double bedroom and third single room both with a rear aspect. The Bathroom comes complete with close coupled W/C, vanity hand wash basin, panel bath with shower over, heated towel rail and is finished fully tiled.

To the rear of the property you have a good sized garden which is mainly laid to lawn and has a small patio area at the start of the garden this is the perfect space for entertaining family and friends.

The property is situated in the very quiet and extremely popular residential area of Christchurch. There are a variety of local shopping facilities at either Christchurch or Southbourne which include independent traders and the well-known high street names.



GROUND FLOOR

1ST FLOOR

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
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Newstead Estate & Lettings Agents Ltd
 122-124 Castle Lane West, Bournemouth, Dorset, BH9 3JU
 Tel: 01202 430 108
 Email: info@newsteadproperty.co.uk
www.newsteadproperty.co.uk

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