



Winkworth

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13 AVON WHARF, CHRISTCHURCH, DORSET BH23 1DJ PRICE: £635,000 FREEHOLD

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A deceptively generous sized three bed waterside home with mooring provision centrally located within walking distance of the historical town centre.

13 Avon Wharf, Christchurch, BH23 1DJ

Price: £635,000

Tenure: Freehold

01425 274444

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A deceptively generous sized three bed waterside home with mooring provision centrally located within walking distance of the historical town centre. The property features a private south westerly facing rear garden, views of The Priory, together with river glimpses. The property would provide a fantastic retirement and/or second home conveniently situated just a short walk from the centre of town.

Lounge/Dining Room

Bi fold doors leading directly onto a delightful raised Veranda and onto a south westerly facing rear garden. Feature fireplace with marble hearth, currently fitted with electric coal effect fire. Range of inset spotlights. Two steps lead down to split level Dining area.

Kitchen/Breakfast Room

Double opening casement doors lead to a private BALCONY overlooking the courtyard area with some river views. One and a half bowl coloured inset sink with mixer tap set within round edge work surface, cupboards under. Concealed dishwasher adjacent. Further selection of matching base units comprising cupboards and drawers with similar work surface over. Space for electric cooker, concealed extractor over. Selection of wall hung storage cupboards with shelving. Traditional walk-in larder cupboard with shelving.

Space for tall fridge/freezer, cupboard above and bottle rack adjacent.

Downstairs Cloaks/Wet Room

Fully tiled walls and floor. Walk-in shower. Integrated low flush WC. Wash basin with mixer tap. Mirror over. Heated towel rail.

Integral Garage/Boat Store

Up and Over door. Housing modern Glow Worm wall mounted gas fired boiler. Space and plumbing for washing machine. Electric light and power. Wall mounted consumer box with Solar panel control below.

Bedroom One

Views of The Priory. Built-in wardrobe with matching dressing table adjacent.

Family Bathroom

Fully tiled walls and floor. Panelled bath with mixer tap incorporating shower attachment. Low flush WC. Pedestal wash basin. Illuminated mirror fronted medicine cabinet. Heated towel rail. Inset spotlights. Extractor.

Bedroom Two

Double glazed casement window overlooking central courtyard area with river glimpses. Built-in double wardrobe with sliding mirror fronted doors.

Split Level Bedroom Three/Suite

Double aspect room with river views. Open apex beamed roof space. Range of built-in wardrobes. Steps lead down to: Lower Area (Potential Dressing Area/Study) Further generous storage area. Views of The Priory.

Spacious airing cupboard with water cylinder, cellar area running the length of the ground floor and fitted water softener.

Outside

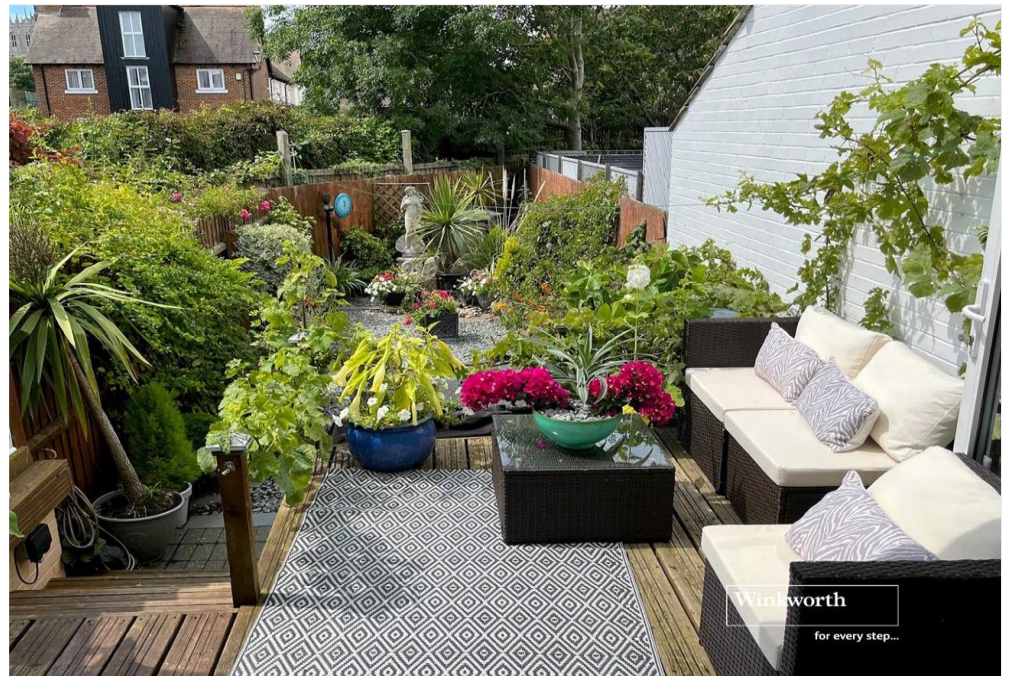
Private south west facing garden with raised veranda. Security lighting at the rear. Communal Area with seating. Solar panels on the roof. Residents parking area. Secure gated access.

Mooring

We understand that there is provision for a mooring with an associated rental cost of £500 per annum.

We understand the service charge is £450 per annum with a 999 year lease from 1986.

BCP Council Tax Band = "E"





Ground Floor
Approximate Floor Area
580 sq. ft.
(53.8 sq. m.)

First Floor
Approximate Floor Area
211 sq. ft.
(19.6 sq. m.)

Second Floor
Approximate Floor Area
362 sq. ft.
(33.7 sq.m.)

Third Floor
Approximate Floor Area
217 sq.ft.
(20.2 sq.m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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