

WITH EASY ACCESS TO CHRISTCHURCH TOWN CENTRE, THIS STUNNING FAMILY HOME WITH BEAUTIFULLY LANDSCAPED GARDENS BACKS ONTO THE RIVER STOUR WITH LARGE MOORING AND PRIVATE SLIPWAY. INTERNAL VIEWING STRONGLY RECOMMENDED.

**88 Kings Avenue,
Christchurch, Dorset BH23 1NB**



PRICE: £800,000

Viewing: By appointment only via Slades Estate Agents.
7 Castle Street, Christchurch, Dorset BH23 1DP

Tel: **(01202) 474202** or email: enquiries@sladeschristchurch.co.uk

Directional Note: From the main roundabout in Christchurch take the Barrack Rd exit and at the 1st set of traffic lights turn left into Stour Rd. Kings Avenue is the 2nd turning on the right and the property will be found towards the end of the road backing onto the River Stour.

A very rare opportunity to purchase a stunning 3/4 bedroom family home backing onto the River Stour with large mooring and slipway yet within easy reach of Christchurch Town Centre and located within the Twynham School Catchment Area. The Property is offered for sale with no forward chain. A planning application has been submitted to Christchurch Borough Council for a further extension which would add fifth and sixth bedrooms (both ensuite). Proposed plans are available on request..

Kings Avenue is situated approximately half a mile from Christchurch Town Centre with its historic 11th Century Priory, pedestrianised shopping facilities and various shops, bars and restaurants. Also within easy reach is Christchurch main line railway station plus local bus connections and shops in nearby Stour Road.

An internal viewing is strongly recommended to appreciate the full scope and quality of accommodation available.

The accommodation in detail comprises with approximate room sizes:-

Sliding double glazed patio door to:

ENTRANCE PORCH: Ceramic tiled floor. Outside light. Connecting entrance door to:

ENTRANCE HALL: Ceramic tiled floor. Radiator. Under stairs storage cupboard. Wall mounted 'Drayton' thermostat. Useful cloaks/storage cupboard housing electric meter and fuse box.

SHOWER ROOM: Fitted suite comprising pedestal wash hand basin with mixer tap/pop-up waste. Close coupled w.c. Fully tiled shower cubicle with tray, screen and fitted shower. Ceramic tiled floor. Frosted double glazed window to left-hand side. Ladder style radiator. Ceiling extractor fan. 2 ceiling spotlights.

LOUNGE: 22'5" x 13' (6.83m x 3.96m). Feature stone fireplace. Cable TV point. Dividing archway. 2 radiators. Double glazed window to left-hand side. Double glazed sliding patio door to patio/rear garden. Wall lights.

DINING ROOM/BEDROOM 4: 13' x 12'3" (3.96m x 3.73m) into bay. Double glazed bay window to front. Radiator. Wall lights.

KITCHEN/BREAKFAST ROOM: Kitchen Area: 13'3" x 8'3" (4.04m x 2.51m). Range of refitted modern base and eye-level units with worktop space over. Half tiled walls. Concealed lighting. Ceramic tiled floor. Double glazed window to rear. Integrated 'Neff' stainless steel double fan-assisted oven/grill. 5-ring burner gas hob with stainless steel splashback. Space and plumbing for dishwasher. One and a half bowl sink with single drainer and mixer tap. 5 ceiling spotlights. Integrated tall fridge. **Breakfast Area: 14'9" x 12' (4.5m x 3.66m).** Ceramic tiled floor. Radiator. Twin double glazed patio doors to patio/rear garden. Atrium style double glazed roof light. Connecting door to:

SECOND PORCH: Ceramic tiled floor. Entrance door to front. Glazed skylight.

OFFICE/STUDY: 12'7" x 9'9" (3.84m x 2.97m). Views over rear garden and River Stour. Ceramic tiled floor. Double glazed window to left-hand side and French double glazed door to patio/rear garden. Radiator. Built-in range of desk units and useful shelving.

From the Entrance Hall, stairs to;

HALF LANDING: Frosted double glazed window to left-hand side.

FIRST FLOOR

LANDING: Hatch to roof space with fitted loft ladder.

BEDROOM ONE: 13'4" x 13' (4.06m x 3.96m). Views over rear garden and River Stour. Double glazed window to rear. 2 built-in double wardrobes with shelving and hanging rails. Inset dressing table unit and mirror. Extra range of built-in wardrobes with mirror-fronted sliding door, shelving and double hanging rails.

BEDROOM TWO: 13'1" x 12'10" (3.99m x 3.91m) into bay. Double glazed bay window to front. Radiator. Built-in treble wardrobe with mirror-fronted door, shelving and hanging rails. Matching bedside cabinet.. Headboard. 5-drawer cupboard and fitted desk across bay.

BEDROOM THREE: 13'10" x 8'4" (4.22m x 2.54m). Views over rear garden towards River Stour. Double glazed window to rear. Radiator.

EN-SUITE CLOAKROOM: Tile effect vinyl floor. Corner wash hand basin with mixer tap/pop-up waste. Close coupled w.c. Frosted double glazed window to left-hand side.

FAMILY BATHROOM: 8'1" x 7' (2.46m x 2.13m). Refitted suite comprising panelled bath with twin hand grips, vanity basin with mixer tap/pop-up waste, base level cupboard under. Close coupled w.c. Tile effect vinyl floor. Ladder style radiator. Part tiled walls. Double glazed window to front. 3 ceiling spotlights.

OUTSIDE

The property is situated in a convenient and popular side road location. The front garden has been laid with loose gravel for easy maintenance and to provide OFF ROAD PARKING FOR SEVERAL CARS. Outside lighting. Mature hedging to right-hand side.

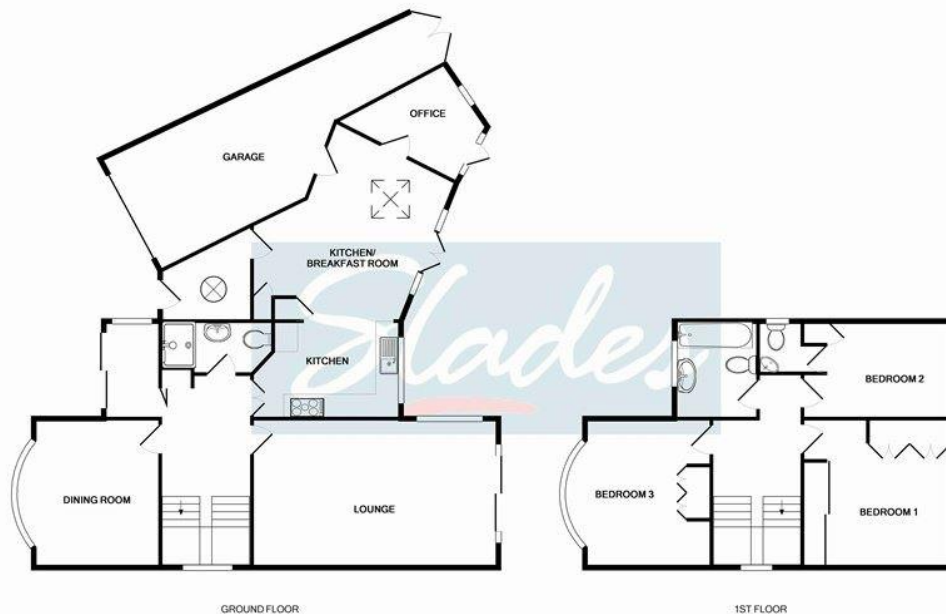
ATTACHED GARAGE: 23' x 11'2" (7.01m x 3.4m). Electric powered up and over door. Electric power and light. Wall mounted 'Worcester' gas boiler. 'Drayton' digital programmer. Base and eye-level storage cupboards. Stainless steel sink with single drainer and mixer tap. Space and plumbing for washing machine.

EXTRA STORAGE AREA: 13' x 5'3" (3.96m x 1.6m). Eye-level storage cupboards. Double doors to rear garden.

The superb rear garden enjoys a westerly aspect and has been beautifully landscaped by the current owners and comprises a substantial paved patio with outside lighting and tap. Detached SUMMER HOUSE. Lawned area with mature shrub and flower beds and borders. Paved steps lead to a lower lawned area with feature rockery. 2 vegetable plots. Detached SHED. Aluminium framed GREENHOUSE. Power and water supply beside lounge, by slipway and next to staging. At the foot of the garden is the River Stour.

The property has the benefit of a 39' (11.89m) MOORING with timber staging set on a steel structure with granite filled gabions beneath and also a 50' (15.24m) SLIPWAY.

COUNCIL TAX BAND: E



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 