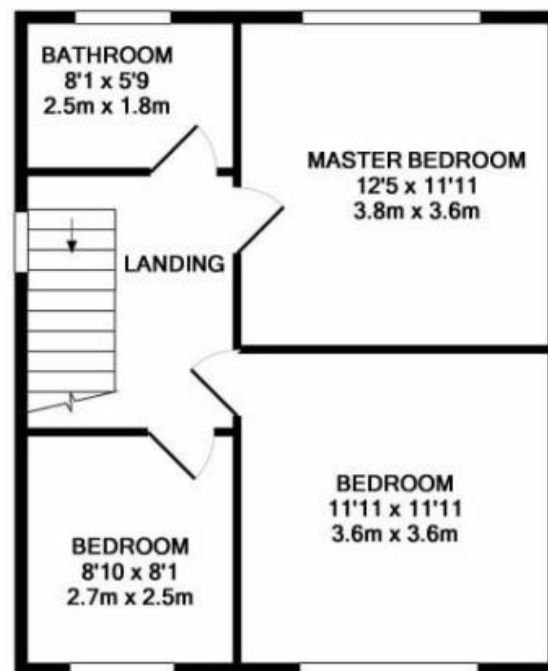


GROUND FLOOR
APPROX. FLOOR
AREA 722 SQ.FT.
(67.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 486 SQ.FT.
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.2 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. 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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Edward Road, Christchurch, Dorset

Mitchells
1963 — TODAY

97 Edward Road Christchurch, Dorset, BH23 3EW

A spacious semi-detached house, recently refurbished featuring superb accommodation totalling approx 1200 sq ft and boasting its own private garden and block paved driveway for multiple cars. This lovely home is conveniently situated within easy reach of shops, bus routes, local infant and junior schools and within walking distance from the historic centre of Christchurch and Avon Beach.

- Semi-detached house of approximately 1200 sq ft.
- Three first floor bedrooms and refitted family bathroom
- Lovely lounge with feature fireplace
- Spacious kitchen/diner with access onto the garden
- Utility area and downstairs w/c
- Fantastic level garden to the rear
- Plenty of storage areas/sheds
- Gas fired central heating and UPVC double glazing
- Block paved driveway for multiple vehicles
- Council Tax Band 'C' - £1,971.54
- EPC rating tbc

