

4A, Lodge Road, Christchurch, BH23 2ET



Property overview

Guide Price £300,000

A three-bedroom detached house in need of renovation in Lodge Road, Christchurch.

Convenient for Christchurch Town Centre (1.6 miles), Christchurch Travel Interchange (1.0 miles), Christchurch Hospital (0.9 miles), popular infant, pre and primary schools, Christchurch Quay (1.6 miles) as well as travel routes to Bournemouth (4.2 miles), Southbourne (2.1 miles) and Mudeford (3.9 miles).

The accommodation offers an entrance hall (with storage cupboard), a downstairs WC, a lounge and a kitchen on the ground floor.

Upstairs, there are three bedrooms and a bathroom.

Externally, there is a patio/garden with a shed and an old summer house.

The property also benefits from majority double glazing, modern gas-fired central heating, a 17'6" garage/workshop, driveway parking (in front of the garage) and a front garden section providing potential additional parking. Offered with no forward chain and vacant possession.

The property has had roof timbers treated for woodworm (September 2025) and at the same time has been checked for damp by the remedial company and none was found (September 2025).



Accommodation

Front External:

Driveway from Lodge Road to garage and front garden section (laid to lawn, can be used for additional parking) enclosed by fence and foliage, driveway parking in front of garage (please note the neighbour has right of way along the front part of the driveway to their rear vehicular gates), side gate to rear, step and door to:

Entrance Porch: 3' 9" x 2' 10" (1.14m x 0.86m)
Light point, door to:

Entrance Hall: 12' 9" max into stairwell x 8' 9" max into stairwell (3.88m x 2.66m)
Stairs to the first floor, radiator, door to storage cupboard, doors to accommodation and door to:

Downstairs WC: 5' 11" x 3' 6" (1.80m x 1.07m)
Obscured window to front aspect, pedestal wash hand basin, WC, radiator.

Storage Cupboard: 3' 6" x 1' 5" (1.07m x 0.43m)
Providing storage, housing electric consumer unit and electric and gas meter.

Lounge: 20' 5" max x 11' 5" max (6.22m x 3.48m)
Window to rear and front aspects, service hatch to kitchen, 2 x radiators, TV point.

Kitchen: 10' 9" x 9' 8" (3.27m x 2.94m)

Extractor fan, window to side and rear aspects, Door to garden, range of eye and base level units, stainless steel sink/drainers, space and plumbing for washing machine, service hatch to lounge.

First Floor Landing: 9' 9" x 8' 11" (2.97m x 2.72m)
Hatch to loft, fire alarm, obscured window to side aspect, doors to accommodation.

Bedroom One: 11' 5" max x 10' 5" max (3.48m x 3.17m)
Window to front aspect, range of fitted wardrobes, radiator.

Bedroom Two: 10' 5" max x 9' 2" (3.17m x 2.79m)
Window to rear aspect, radiator.

Bedroom Three: 8' 11" x 6' 11" max to front of wardrobe (2.72m x 2.11m)
Window to front aspect, radiator, range of fitted wardrobes, feature wood panel wall.

Bathroom: 9' 8" max x 7' 11" max (2.94m x 2.41m)
Extractor fan, fully tiled walls, obscured window to side aspect, radiator, pedestal wash hand basin, panelled bath with mixer taps and handheld attachment over, WC, airing cupboard housing Worcester gas-fired boiler.

Rear External:

Enclosed by fence, foliage and wall, laid to patio and mainly laid to lawn, shed, summer house, door to driveway and pedestrian door to:

Garage: 17' 2" x 8' 2" (5.23m x 2.49m)
Up and over door, pitched and tiled roof, power and light, windows to side and rear aspect, work bench.

Storage Shed: 7' 9" x 5' 9" (2.36m x 1.75m)
Light point, window to the rear aspect.

Summer House: 9' 4" x 7' 7" (2.84m x 2.31m)
Windows to side and front aspect.

Agents Note Regarding the Neighbour's Right of Way:
As per the notes on the 'Front External' section – the neighbour has right of way on the drive from the road to their rear vehicular gates.

No vehicle can be left on this section of drive as the right of way must be maintained to our vendor's parking and garage as well.

The whole property is freehold along with the whole drive.

See title plan picture (**Red** line shows the freehold boundary, **green** line shows the right of way).

Photography

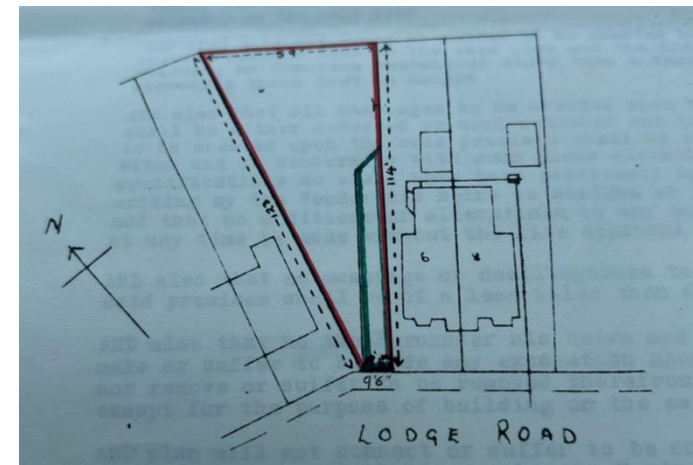












Floor Plan

EPC



Energy performance certificate (EPC)		
4a Lodge Road CHRISTCHURCH BH23 2ET	Energy rating D	Valid until: 16 September 2035
		Certificate number: 5400-0735-0422-3591-3153

Property type	Detached house
Total floor area	80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

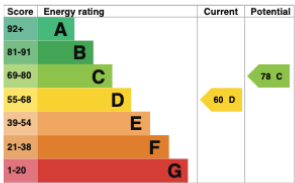
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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