



173 Fairmile Road

, Christchurch, BH23 2LE

**Guide price £525,000**



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Located in the popular area of West Christchurch is this spacious and well presented three double bedroom detached family home.

Entry to the property is via a storm porch which leads in to the entrance hall. The entrance hall has doors leading to the ground floor rooms and stairs leading to the first floor. There is an under stairs storage cupboard which can be accessed from the hallway or the dining room. The hallway, lounge and dining room benefit from beautiful parquet flooring.

The lounge and dining room are of a generous size and are both located at the front of the property. The lounge benefits from a feature fireplace with built in log burner. The dining room can also be used as a fourth bedroom.

The kitchen/breakfast/utility room is the feature of the accommodation and is located at the rear of the property. It offers a social feel to the property with French doors leading on to the beautiful and well maintained private rear garden. The kitchen benefits from a number of wall and base units with worksurfaces over. There is an inset sink and drainer in both the kitchen and utility area whilst there is space for further appliances that include a range oven & hob, fridge/freezer, dishwasher, washing machine and tumble dryer. Access to the rear garden can also be gained from the utility area.

The first floor landing provides access to the loft via a hatch and pull down ladder. The landing also houses the airing cupboard along with a separate WC to the main shower room. There are three double bedrooms. The double bedroom to the rear benefits from fitted wardrobes. The shower room has been finished to a high standard with fully tiled walls and floor, walk in shower with glass shower screen, WC, wash hand basin with built in vanity unit and heated towel rail.

Externally, the property benefits from large, private and well maintained rear garden. There is a slabbed patio area, shrub borders, fence surround and a laid lawn. At the rear of the garden is a small decked area along with a shed. The garden also includes a summer house which benefits from power

and light. The garage measuring 6.09m (19'9) x 2.49 (8'1) is a generous size and benefits from power and light and an up and over door. From the garden there is access to an outside WC.

To the front there is a driveway providing off road parking which leads to the garage via double gates, along with a laid lawn and shrub borders.

Further benefits to the property include gas central heating, UPVC double glazing and cavity wall insulation.

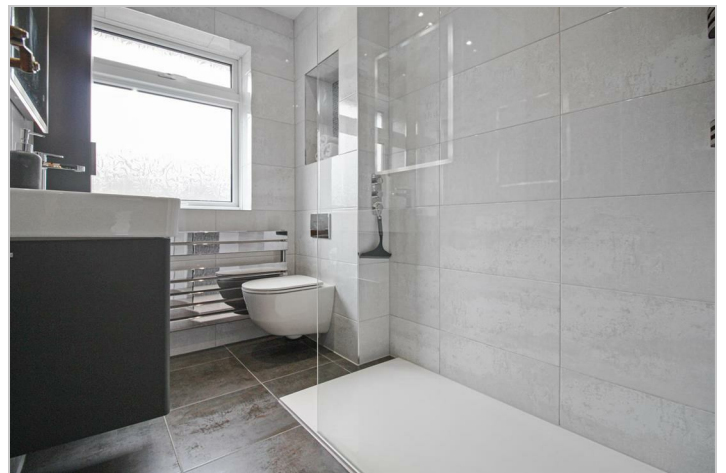
The property is situated in the popular West Christchurch area of the BH23 post code. The town centre of Christchurch has a plethora of shops, restaurants, pubs and cafes. For the commuters, Christchurch Railway Station provides regular services to Bournemouth, Southampton and London. Bournemouth International airport is a short drive away. Primary and secondary schools are within close proximity.

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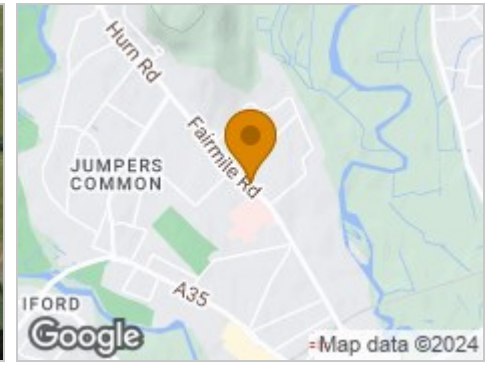
## Road Map



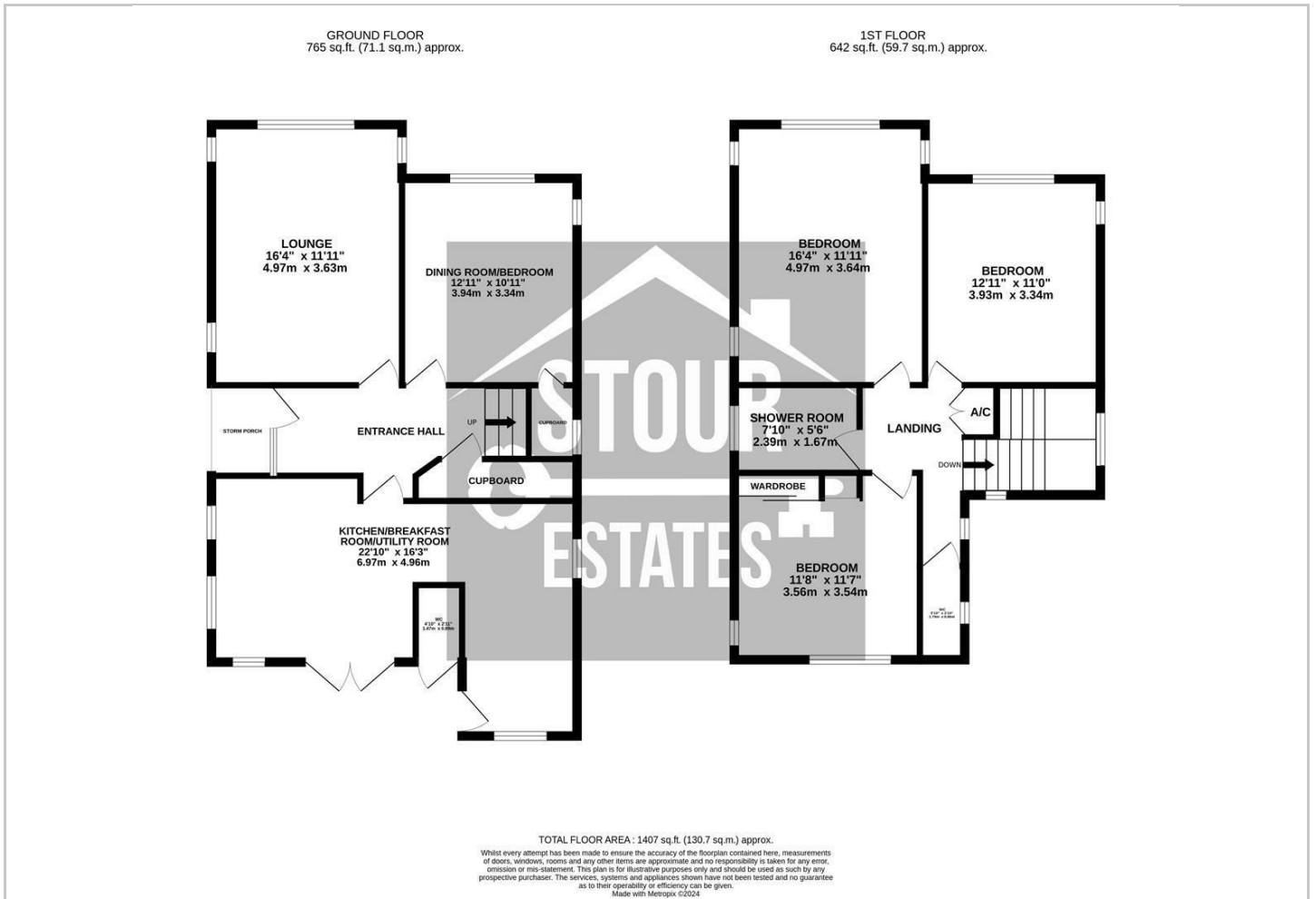
## Hybrid Map



## Terrain Map



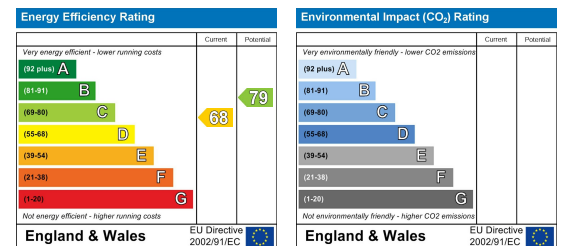
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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