

## **Beaconsfield Road, Christchurch**

Price Guide £350,000 - £375,000











## \*\* GUIDE PRICE £350,000 - £375,000 \*\*

This charming mid terrace character cottage is located in a convenient cul-de-sac just off Bargates. The property is ideally positioned within only a few minutes walk of Christchurch town centre and the mainline railway station, making it perfect for those seeking both convenience and access to excellent transport links. Additionally, it falls within the highly desirable Twynham School catchment area.

As you enter the property, a welcoming hallway leads to a separate cosy lounge featuring an open fireplace, adding to the cottage's character. The rear of the house opens up to a spacious, open-plan kitchen/diner complete with a log burner, a range of base and wall units, and integrated appliances, creating a perfect space for both cooking and entertaining. Upstairs, the property offers two well-proportioned bedrooms and a bathroom.

The rear garden is primarily laid to lawn, complemented by shrub borders and a contemporary garden room, offering versatile use which includes its own cloakroom with a WC and basin, providing an ideal workspace or guest accommodation.

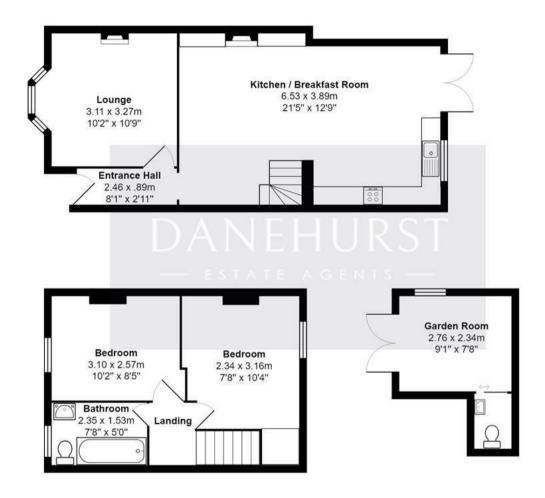
TENURE: Freehold EPC RATING: C COUNCIL TAX BAND: C







## Beaconsfield Road, Christchurch, BH23 1QT



Total Area:  $64.3~\text{m}^2\ldots 692~\text{ft}^2$  (excluding garden room) All measurements are approximate and for display purposes only







## Viewing arrangements by appointment

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