



Ashlaw House, Euximoor Drove, Christchurch PE14 9LE

welcome to

Ashlaw House, Euximoor Drove, Christchurch

**** Fancy A Project ? **** Extended Detached House - Three Bedrooms - Three Reception Rooms
Multi Vehicle Parking - DOUBLE Garage - Major Refurbishment Required - Viewing Recommended



Entrance Door
to

Storm Porch
to

Hall
Radiator.

Ground Floor Shower Room
Window to rear. Radiator. Low level wc. Shower cubicle. Pedestal wash hand basin. Airing cupboard housing hot water tank.

Lounge
20' 8" x 19' 2" (6.30m x 5.84m)
French doors to front. Two windows to side. Feature fireplace. Two radiators. TV point.

Dining Area
13' x 11' 4" (3.96m x 3.45m)
Window to front. Radiator. Open plan to kitchen.

Kitchen
12' 8" x 10' 6" (3.86m x 3.20m)
Window to rear. Single drainer sink. Walk in larder. Tiled floor. Open plan to Dining Area.

Family Room
19' 3" x 14' 9" (5.87m x 4.50m)
Window to front. French doors to side. Walk in storage area.

Utility Room
12' 6" x 6' 4" (3.81m x 1.93m)
Window to rear. Door to side. Electric oven and hob. Single drainer sink. Storage cupboard.

Stairs To First Floor Landing

Bedroom One
18' 4" max x 13' 5" (5.59m max x 4.09m)
Window to front. Radiator.

Bedroom Two
13' 2" x 11' 4" (4.01m x 3.45m)
Window to rear. Radiator. Integral wardrobe.

Bedroom Three (Ground Floor)
10' 7" x 10' 2" (3.23m x 3.10m)
Window to rear. Radiator.

Bedroom Four (Ground Floor)
10' 5" x 7' 11" (3.17m x 2.41m)
Window to rear. Radiator. Storage cupboard.

Bathroom
Window to side. Low level wc. Pedestal wash hand basin. Shower cubicle.

Outside
Front garden is fenced and laid to grass with multi vehicle parking. Drive to the double garage.

Rear / Side gardens are laid to grass with patio area. Timber store.

Double Garage
19' 6" x 19' 4" (5.94m x 5.89m)
Double up and over doors. Door to side.



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Ashlaw House, Euximoor Drove, Christchurch

- Extended Detached House
- Three Bedrooms
- Three Receptions
- Renovation Project
- Multi Vehicle Parking
- DOUBLE Garage
- Viewing Recommended

Tenure: Freehold EPC Rating: F

offers in excess of

£250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
MCH113808 - 0004

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