



Horseshoe Lodge, Upwell Road, Christchurch PE14 9LF

welcome to

Horseshoe Lodge, Upwell Road, Christchurch

Village Life For You ?? ** ROOM TO E-X-T-E-N-D ! ** Stunning Family Home ! Three Bedrooms - Established Mature Rear Garden
In/Out Drive - Oil Fired Central Heating - Double Glazed Windows - Village Location - Viewing Recommended



Entrance Door

to

Hall

Radiator. Loft access. Airing cupboard housing hot water tank.

Lounge / Dining Room

24' 1" max x 15' 2" max (7.34m max x 4.62m max)
(narrowing to 6ft 11ins) Window to front. Window to side. Patio doors to garden. Three radiators. Feature fireplace with wooden mantel and hearth. TV point.

Kitchen / Breakfast Room

12' 1" x 12' (3.68m x 3.66m)
Window to rear. Single drainer sink with mixer taps. Electric double oven, Ceramic hob. Breakfast bar. Plumbing for washing machine and dishwasher. Door to conservatory. Wall and base units with storage under.

Conservatory

20' 2" x 8' 5" (6.15m x 2.57m)
Doors to side and rear. Doors to garage and w.c.
Windows to rear.

W.C

Window to side. Low level wc. Wash hand basin.

Bedroom One

14' 1" x 11' (4.29m x 3.35m)
Windows to front and side. Radiator. Range of fitted wardrobes to one wall.

Bedroom Two

12' max x 10' max (3.66m max x 3.05m max)
Window to side. Radiator. Wardrobes

Bedroom Three

12' 1" x 8' 10" (3.68m x 2.69m)
Window to rear. Radiator. Wardrobe.

Bathroom

Window to rear. Shower cubicle. Low level w.c. Vanity wash hand basin with storage under. Heated towel rail. Extractor fan.

Outside

The front garden is part gravel, part grass and open plan with and in/out drive and multi vehicle parking. There are driveways either side of the bungalow with one side leading to the garage.

The extensively sized rear garden is enclosed with patio area and mainly laid to grass with mature trees and shrubs inset and bordering.

Garage

18' 1" x 10' 11" (5.51m x 3.33m)
Remote electric up and over door. Electric and lighting laid on. Door to conservatory. Oil fired central heating boiler.

Please Note

The vendor has mentioned the possible development potential in the rear garden, however this is not an avenue they have explored,

Agents Note

Heating to the property is served by oil. Please contact the branch for more details.



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welcome to

Horseshoe Lodge, Upwell Road, Christchurch

- Three Bedroom Detached Bungalow
- Village Location
- In/Out Drive
- Generous Rear Garden
- Lounge / Dining Room
- Kitchen / Breakfast Room
- Conservatory

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£300,000



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:
MCH113998 - 0004

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