



**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



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Property Ref:  
MCH113998 - 0004



Please note the marker reflects the postcode not the actual property

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