









# welcome to

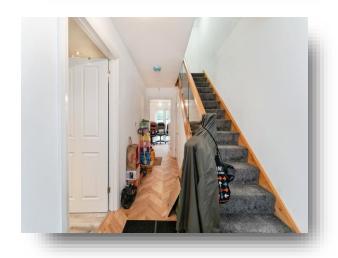
# **Church Road, Christchurch**

\*\* POPULAR VILLAGE LOCATION \*\* THREE BEDROOMS \*\* EN SUITE SHOWER ROOM \*\*
AIR SOURCE HEATING \*\* DOUBLE GLAZED WINDOWS \*\* PARKING \*\*













#### **Entrance Hall**

Composite front entrance door. Feature timber and glass balustrade staircase leading to first floor. Underfloor heating.

#### Cloakroom

Low level wc. Vanity wash hand basin. Extractor fan. Underfloor heating.

### **Lounge / Diner**

16' 4" x 14' 9" ( 4.98m x 4.50m )

(10ft 4ins min) Double glazed french doors to rear. Window to side. Underfloor heating. Airing cupboard. Hot water cylinder. Central heating control units.

#### Kitchen

10' 8" x 9' 3" ( 3.25m x 2.82m )

Double glazed window to front. Single drainer stainless steel inset sink. Worktop surfaces with cupboards and drawers under. Tiled splashbacks. Matching wall cupboards. Fitted electric oven, hob and extractor hood over. Plumbing for washing machine. Spotlight. Underfloor heating.

## **Stairs To First Floor Landing**

Timber balustrade with glass panels. Loft access (with loft ladder, partially boarded and insulated). Radiator.

#### **Bedroom One**

10' 9" x 9' 2" ( 3.28m x 2.79m ) Double glazed window to front. Radiator.

#### **En Suite**

Double glazed window to side. Low level wc. Pedestal wash hand basin. Double size shower cubicle with thermostatic shower. Radiator.

#### **Bedroom Two**

10' 5" x 9' 2" ( 3.17m x 2.79m ) Double glazed window to rear. Radiator.

#### **Bedroom Three**

8' 8" x 6' 8" ( 2.64m x 2.03m ) Double glazed window to rear. Radiator.

#### **Bathroom**

White suite comprising panelled bath with tiled splashbacks, pedestal wash hand basin and low level wc. Double glazed window to front. Radiator.

#### Outside

The property has a shared access leading to the open plan front garden laid to stone and giving off road parking for two cars. There is a path to the side of the property with air source heat pump.

The rear gardens are enclosed and laid to patio and garden area.

#### Note

All of the ground floor benefits from underfloor heating which is controlled electronically and there are no radiators.

First floor has radiators and these are thermostatically controlled as are the towel rails





## welcome to

# **Church Road, Christchurch**

- Semi Detached House
- Three Bedrooms
- En Suite Shower Room
- Air Source Heating
- Underfloor Heating to Ground Floor
- Village Location
- Parking

Tenure: Freehold EPC Rating: Awaited Council Tax Band: B



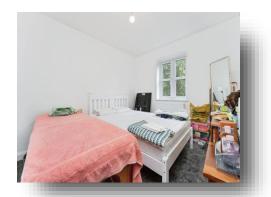


**Ground Floor** 

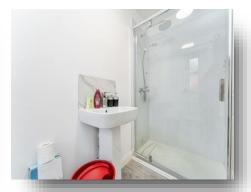
**First Floor** 

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. It oblishly is taken for any error, omission or misstatement. A party may be approximate the property of the property

# £240,000







Church Rd

Church Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MCH114353



Property Ref: MCH114353 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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