



# 2 Riverside Cottages

Hurn, Christchurch, Dorset, BH23 6AH

## 3 Bedroom Semi Detached Cottage

A newly refurbished spacious cottage with 3 reception rooms benefitting from a good sized garden and garage/outbuilding, located in the sought-after area of Hurn.

**£1600 per calendar month | Available late September 2024**

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



**2 Riverside Cottages**  
**Hurn,**  
**Christchurch,**  
**Dorset,**  
**BH23 6AH**

**Description & Location**

2 Riverside Cottages is currently undergoing complete refurbishment throughout, including new kitchen, bathroom, flooring and decoration. The property benefits from a good-sized rear garden and private driveway parking. The cottage is located in the village of Hurn, situated in the South East Dorset green belt. The Rivers Stour and Avon border the village, and it lies just 5 miles north-east of Bournemouth town centre.

**Accommodation**

ENTRANCE HALL with doors into:

DINING ROOM (3.94m x 3.81m)  
with windows to the front and fireplace

STUDY (3.94m x 2.79m)  
with window to the side elevation

An internal hallway leads to:

SITTING ROOM (3.71m x 3.06m)  
with stairs up to first floor, fireplace and window to side

KITCHEN/DINER (3.89m x 2.76m & 3.06m x 2.14m)  
with newly fitted units, integrated extractor fan with space for oven, fridge/freezer and washing machine

The first floor comprises:

PRINCIPLE BEDROOM (3.94m x 3.81m)  
large double with window to the front

BEDROOM TWO (3.96m x 3.81m)  
a double room to the front

BEDROOM THREE (3.69m x 3.06m)  
a good sized single or small double with views to the rear

BATHROOM  
newly fitted white suite comprising bath, separate shower cubicle, hand basin and WC

**Outside**

There is a good sized garden to the rear leading into woodland, with a gravel area abutting the house. There is an outbuilding/garage and gated driveway parking for 2 cars.

**EPC**

The cottage has an EPC rating 'E52'.

**Services and Utilities**

The property is heated via oil fired central heating, with a new external oil boiler, and served by mains water.

Ofcom indicates there is Superfast broadband available to the property. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

**Fees, Charges & Terms**

The rent is £1,600pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £365 is payable to secure the property (see further details and conditions in our fee summary) and £1845 is payable as a security deposit.

Council Tax Band D – BCP Council.

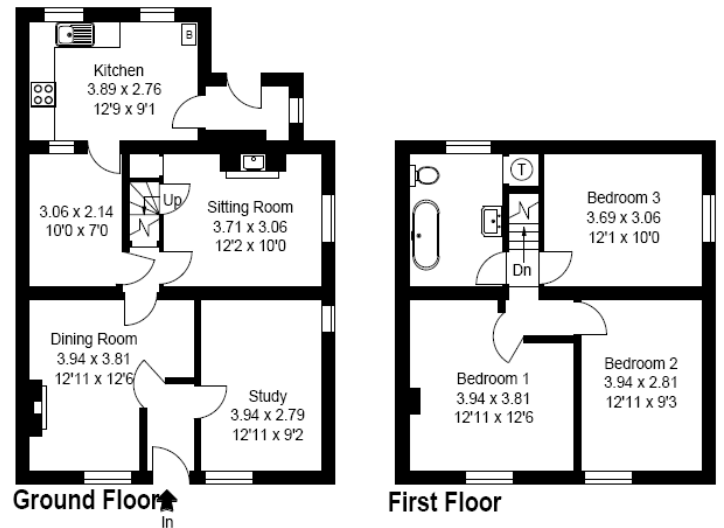
**Availability**

The property is available from late September 2024.

**Restrictions**

Pets by negotiation.

**Floorplan**



**Viewings**

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

