



13 WILMAR CLOSE
CHRISTCHURCH
Dorset, BH23 3FD

£1,250 PCM

goadsby.com

MODERN & REFURBISHED TWO BEDROOM TERRACED HOUSE CLOSE TO CHRISTCHURCH

- Two Bedroom House
- Offered Unfurnished
- Private Garden & Allocated Parking
- Popular Location
- EPC Rating: Band C

Energy Efficiency Rating		
Most energy efficient - lower running costs	Current	Potential
(95-100) A		D3
(81-94) B		
(69-80) C	80	
(55-68) D		
(43-54) E		
(31-42) F		
(13-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		

Reference: 875328

Deposit Amount: £1,442.30

Council Tax: Band C

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated Parking Space

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

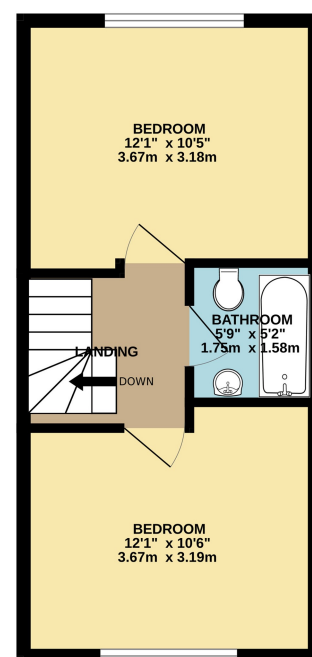
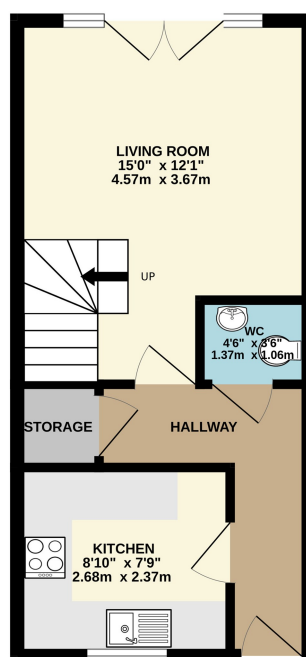
Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Located within the popular area of Christchurch, this modern two bedroom house offers ample living space with a private garden and is available on an unfurnished basis. The property benefits from a modern fitted kitchen with gas hob, electric oven and extractor fan. There is a downstairs WC, and an upstairs family bathroom which services the two double bedrooms. The garden is low maintenance and in addition, the property is offered with one allocated parking space.

GROUND FLOOR

1ST FLOOR



This Floor Plan is for guidance only and is NOT to SCALE
 Made with Metropix ©2025

PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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