



## Property Location Christchurch

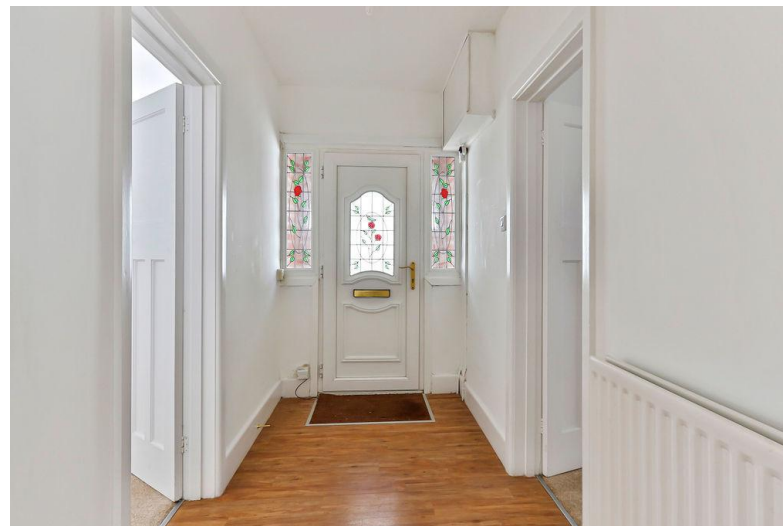


Total Area: 90.2 m<sup>2</sup> ... 970 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



## Hurn Road, Christchurch

Offer Over £450,000

**Martin & Co Bournemouth**  
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MARTIN&CO

Three Bedrooms

Substantial Plot

Spacious Family Home

South West Facing Garden

West Christchurch Location

No Forward Chain

Superb Development

Detached Garage

Large Driveway

Great School Catchment



Why you'll like it

Three Bedroom Detached Bungalow in the Heart of West Christchurch on a Large Plot with Superb Local School Catchment. The family home offers potential to convert the loft, creating an additional bedroom and bathroom facilities (subject to planning permission), and currently benefits from a wealth of living accommodation with many fine features including a new roof, high ceilings and bay windows, and an impressive secluded south-westerly facing rear garden.

The property has been refurbished throughout. Stepping into the property, you are greeted by a welcoming entrance hallway, a separate modern fitted kitchen/dining room with dual aspect windows, wall and base units with work surface over and integrated appliance. There is additional storage and a door leading to the side porch, accessing the rear garden. The separate lounge offers plenty of room for relaxing and has a large rear aspect window overlooking the beautifully maintained rear garden. Three bedrooms provide ample space for bedroom furniture and are serviced by the three-piece shower room.

Outside is a driveway providing parking for numerous vehicles, ample side access, and a detached garage at the rear. The property is set back and has a well-maintained front garden with the rear garden offering a sunny aspect along with a tranquil, secluded space.

Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants is approximately 2.5 miles away and local bus services connect the surrounding area. Christchurch Mainline Railway Station

Agents Notes:  
Tenure: Freehold  
Council Tax Band: E  
All mains are connected

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 will be no delay in agreeing the sale

2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

