

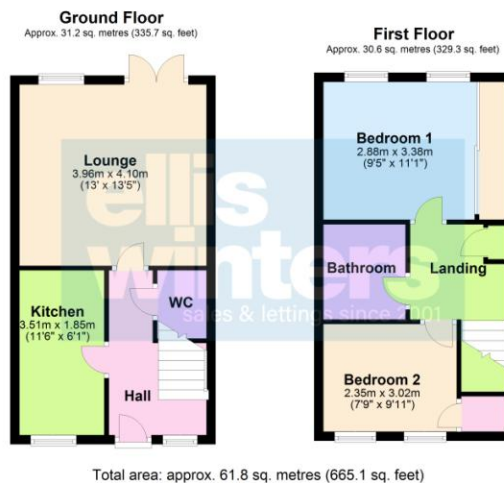
# £130,000

18 The Croft, Christchurch, PE14 9PU



To arrange a viewing call us now on 01354 701000

Located in a pretty little village and offered with no chain this home would make a great buy to let investment or perfect for first time buyers! Accommodation comprises kitchen with oven and hob, lounge overlooking the rear garden, ground floor WC, two double bedrooms and first floor bathroom. Outside there is allocated parking and enclosed rear garden with fields at the rear! EPC E



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### Ground Floor



### Hall

Window to front, stairs to first floor and landing, radiator.

### WC

Fitted with vanity wash hand basin and WC, radiator.

### Lounge

4.10m (13'5") x 3.96m (13')

Window to rear, radiator, double doors to garden.



### Kitchen

3.51m (11'6") x 1.85m (6'1")

Wall and base units with oven, hob and hood, space for washing machine, sink unit with mixer tap, window to front, radiator.

### First Floor & Landing

Cupboard housing electric boiler, radiator, access to loft.



### Bedroom 1

3.38m (11'1") to wardrobes x 2.88m (9'5")

Two windows to rear, radiator, fitted wardrobes.

### Bedroom 2

3.02m (9'11") x 2.35m (7'9")

Two windows to front, cupboard.



### Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, heated towel rail.

### Outside

There is an allocated parking space and an enclosed rear garden which is laid to patio and lawn.

### Freehold

Council tax band A

### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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