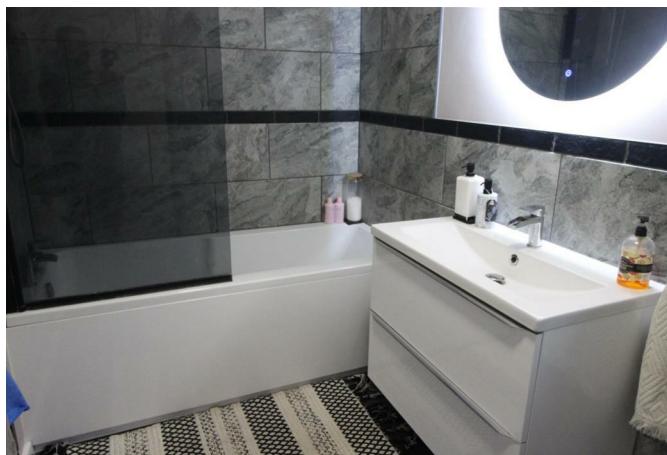




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**The Grove, Christchurch | £1,950 Per Calendar Month**  
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### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**A four bedroom detached maisonette situated in the popular area of The Grove, West Christchurch. Ideally located for the local schools in the Twynham catchement area and just a short drive from the beautiful riverside town of Christchurch.**

**The property benefits from a large modern kitchen which is accessed via a small entrance lobby.**

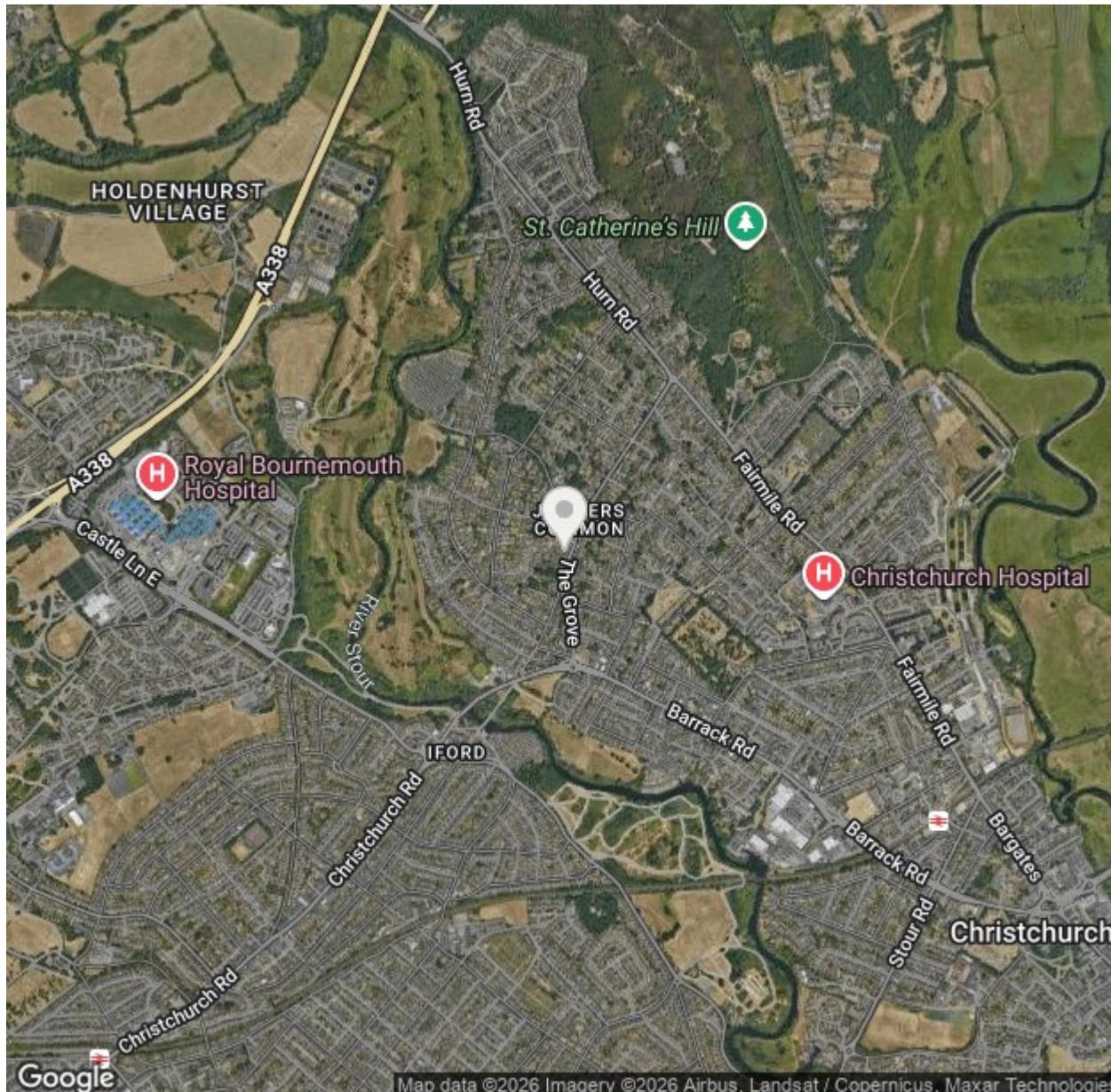
**The kitchen has a dining area/breakfast bar and patio doors that lead out to a raised decking area that overlooks the garden. The kitchen comes complete with dishwasher, american style fridge freezer, gas hob & electric oven. A washing machine is housed in a purpose built under stairs cupboard.**

**The kitchen leads through to a cosy lounge area and stairs to the first floor. The property has been recently re-carpeted throughout. The first floor offers two single bedrooms, two double bedrooms, a recently fitted modern family bathroom and a seperate wc. The first of the two double bedrooms is of a generous size and overlooks the front of the property. This bedroom**

**benefits from large fitted wardobes. The second double bedroom also benefits from fitted wardrobes and a modern en-suite shower room with basin and low level wc. This bedroom overlooks the rear garden and has a private balcony which can be accessed by patio doors.**

**The property offers off street parking for one vehicle and has a good sized rear garden which is mostly laid to lawn with a small patio area which is perfect for outside entertaining.**

**The property is available from early January 2026 and is offered as a long term tenancy. Pets are welcome at the property.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	69
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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