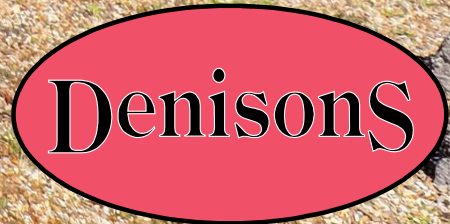




61 Marsh Lane



# 61 Marsh Lane

Christchurch, BH23 2NH

£280,000

This well-located terraced bungalow is situated in a sought-after area within easy walking distance of local amenities, Christchurch Hospital, and excellent transport links. Offering a practical layout and low-maintenance living, the property is being offered for sale with no onward chain, making it an ideal opportunity for downsizers, first-time buyers, or those seeking a convenient investment. Inside, the bungalow features two double bedrooms, both with built-in wardrobe space, providing excellent storage. A well-equipped kitchen comes complete with fitted appliances, while the light and welcoming sitting room offers a comfortable main living space. There is also a family bathroom and a bright conservatory that opens out to a private, low-maintenance rear garden — perfect for enjoying sunny afternoons with minimal upkeep. Additional benefits include gas central heating, a garage located in a nearby block, and inclusion within the sought-after Twynham School catchment area. This appealing bungalow is well positioned for access to local shops, medical facilities, and bus routes, while also being just a short distance from Christchurch town centre and the coast. With its combination of location, practicality, and no onward chain, early viewing is highly recommended. £200 P/A Maintenance.



**Lounge/Diner 18' 5" x 11' 3" (5.61m x 3.43m)**

**Kitchen 13' 11" x 9' 2" (4.24m x 2.79m)**

**Bedroom 1 11' 4" x 8' 8" (3.45m x 2.64m)**

**Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)**

**Bedroom 2 11' 4" x 8' 8" (3.45m x 2.64m)**

**Conservatory 10' 2" x 7' 7" (3.10m x 2.31m)**

**Garage**

**Rear Garden**





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

