

# £170,000

32 The Croft, Christchurch, PE14 9PU



**To arrange a viewing call us now on 01354 701000**

Located in a popular village this home offers a generous amount of accommodation including kitchen/diner with oven and hob, lounge with double doors to garden, ground floor cloakroom, three bedrooms and family bathroom. Outside there is parking and a south, east facing rear garden. EPC C



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#### Ground Floor

**Hall**  
Radiator, stairs to first floor with cupboard under.

**WC**  
Fitted with a two piece suite comprising wash hand basin and WC, radiator, window to front.

**Kitchen/Diner**  
3.85m (12'8") x 2.75m (9')  
Fitted with a range of wall and base units with integral oven, hob and hood, plumbing for washing machine, sink with mixer tap, window to front, radiator.



**Living Room**  
5.15m (16'11") x 3.65m (12')  
Window to rear, two radiators, double doors to garden.

**First Floor & Landing**  
Boiler cupboard, radiator.

**Bedroom 1**  
3.15m (10'4") x 3.05m (10')  
Window to front, radiator, fitted wardrobes.



**Bedroom 2**  
3.65m (12') x 2.80m (9'2")  
Window to rear, wardrobes, radiator, access to loft which has some boarding and light.

**Bedroom 3**  
2.60m (8'6") x 2.20m (7'3")  
Window to rear, radiator.



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

#### Outside

There is off road parking and an enclosed rear garden laid mainly to lawn.

**Freehold**  
Council tax band A

It should be noted that the property is on private drainage.

#### 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 £40 + VAT (£48) per transaction, 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.

**Ellis Winters & Co** 52 High Street, March, Cambridgeshire, PE15 9JR  
Tel: 01354 701000 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)