

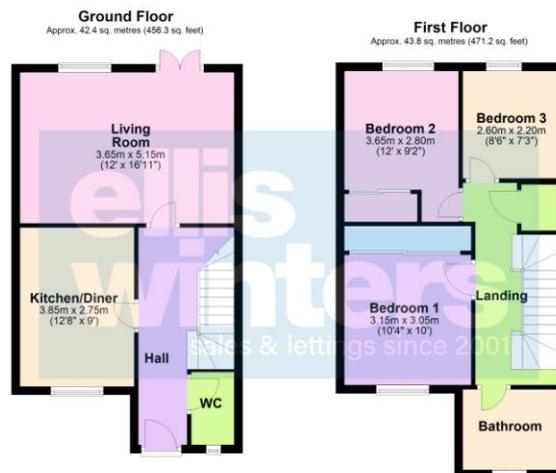
# £145,000

24 The Croft, Christchurch, PE14 9PU



To arrange a viewing call us now on 01354 701000

Located in a popular village and offered with no chain this end terrace home would make an ideal buy to let investment and boasts a good size lounge, kitchen/diner with oven and hob, ground floor cloakroom and first floor bathroom plus three bedrooms. Outside there is parking and a fully enclosed west facing garden. EPC C



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Ground Floor



Hall  
Radiator, stairs to first floor.

WC  
Fitted with a two piece suite comprising vanity 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, access to loft.



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.

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.

Outside  
There is off road parking and an enclosed West facing rear garden laid patio, decking and artificial grass.

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.

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