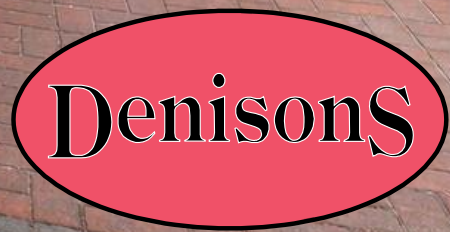




35 Fitzmaurice Road



35 Fitzmaurice Road

Christchurch, BH23 2DY

£365,000

A well-presented three bedroom terraced property, ideally situated in a sought-after Christchurch location close to the town centre and the River Stour, within the highly desirable Twynham School catchment area. This attractive home offers well-balanced accommodation throughout, comprising a separate lounge area, together with a spacious kitchen/breakfast room overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making the property ideal for families, first-time buyers or investors alike. To the rear, the property benefits from a large private garden, offering an excellent outdoor space for entertaining, children or keen gardeners. In addition, there is exciting further scope to extend the kitchen and reconfigure the property to suit modern family living, subject to the necessary planning permissions. There is also the opportunity to create up to two off-street parking spaces; one to the front and one at the rear, again subject to planning permission. Further benefits include on-street parking, a popular residential setting and, importantly, no onward chain. The property will also be vacant from 21 June 2026, allowing for a straightforward purchase process. An excellent opportunity to acquire a well-located home with future potential in one of Christchurch's most desirable areas. Early viewing is highly recommended.



Lounge 12' 3" x 9' 2" (3.73m x 2.79m)

Kitchen/Diner 21' 11" x 13' 8" (6.68m x 4.16m)

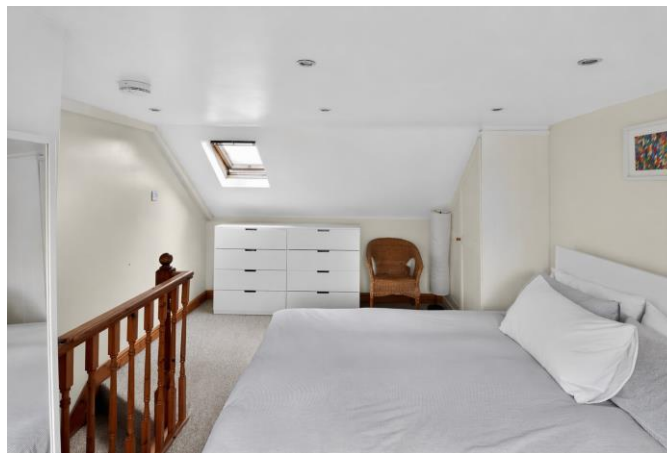
Bedroom 3 9' 11" x 7' 0" (3.02m x 2.13m)

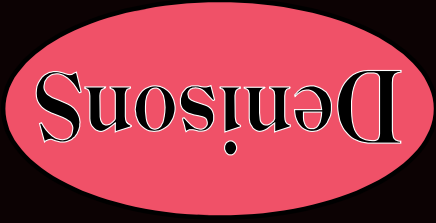
Bedroom 2 10' 6" x 7' 1" (3.20m x 2.16m)

Bathroom 6' 11" x 5' 7" (2.11m x 1.70m)

Bedroom 1 14' 11" x 11' 4" (4.54m x 3.45m)

Garden





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		



35 Fitzmaurice Road
 Approximate Gross Internal Area
 915 sq ft - 85 sq m

