11 Hyde Mews
DenisonS

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Christchurch, BH23 2FF

£360,000 offers In Excess

This beautifully presented terraced house, purchased from new and having had only one owner, offers a perfect blend of comfort and convenience. Boasting three good sized bedrooms, the property features a light and airy lounge with an open-plan kitchen/family room, creating an inviting space for modern living. As you walk through the front door, you'll find the sizeable lounge area, providing a homely and welcoming space that leads through to the kitchen, enhancing the flow and functionality of the property. The kitchen has been thoughtfully extended, adding extra room, and providing a cosy feel that is seamlessly connected to the additional relaxation space, making it perfect for family time or gatherings. The house benefits from an en-suite to the main bedroom, a family bathroom, and a downstairs WC providing ample facilities for the whole household. The loft has been boarded and two velux windows have been added. The layout is highly practical, offering a generous amount of room, making it ideal for young or growing families. Outside, you'll find a low-maintenance rear garden, perfect for relaxing or entertaining, as well as an additional seating area created at the front of the property, which overlooks a small communal garden, offering a peaceful spot to unwind. The property is very centrally located, making it well positioned for easy access to everything Christchurch has to offer. Enjoying a prime setting, with allocated parking for two vehicles, this family home is within close proximity to local amenities, including the train station, bus routes, and excellent schools, falling within the catchment area for Twynham School. Viewings are highly recommended to fully appreciate the charm and practicality of this fantastic home. Virtual freehold - 987 years left on lease. Service Charge £381.76 per annum for maintaining communal green spaces. There is no ground rent.

Entrance Hall/Open Plan Sitting Room 19' 2'' x 14' 4'' (5.84m x 4.37m)

Downstairs WC 6' 0'' x 3' 1'' (1.83m x 0.94m)

Open Plan Kitchen/Family Room 23' 3'' x 14' 4'' (7.08m x 4.37m)

First Floor Landing 9' 1'' x 6' 4'' (2.77m x 1.93m)

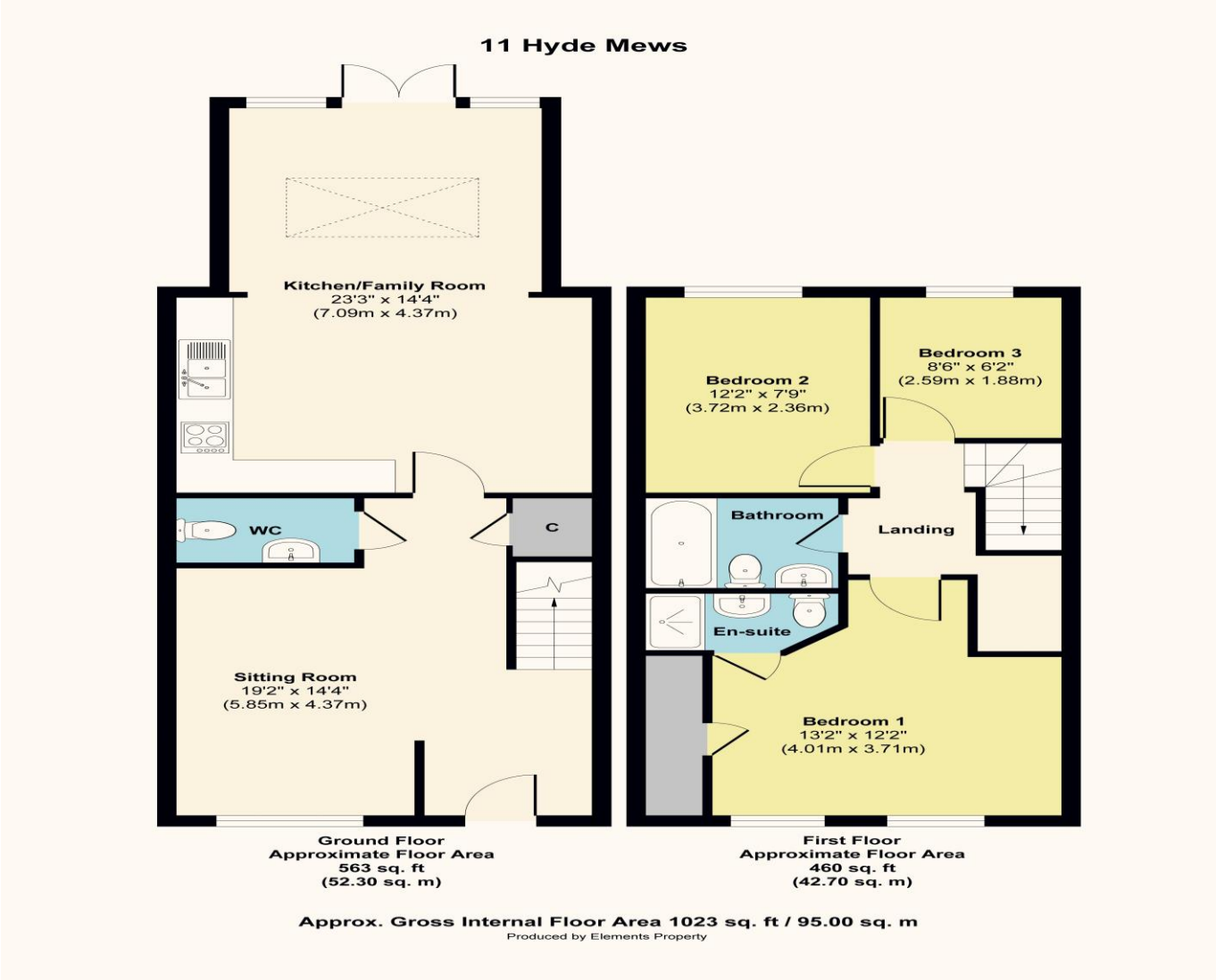
Bedroom 1 13' 2'' x 12' 2'' (4.01m x 3.71m)

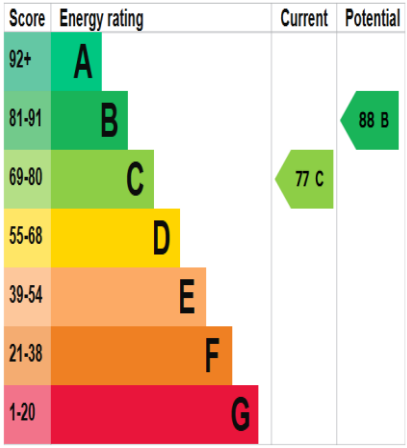
En-suite 6' 8'' x 4' 3'' (2.03m x 1.29m)

Bedroom 2 12' 2'' x 7' 9'' (3.71m x 2.36m)

Bedroom 3 8' 6'' x 6' 2'' (2.59m x 1.88m)

Family Bathroom 6' 0'' x 5' 6'' (1.83m x 1.68m)





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