



**Church Road, Christchurch PE14 9PQ**

*welcome to*

**Church Road, Christchurch**

**\*\* POPULAR VILLAGE LOCATION \*\* THREE BEDROOMS \*\* EN SUITE SHOWER ROOM \*\***

**AIR SOURCE HEATING \*\* DOUBLE GLAZED WINDOWS \*\* PARKING \*\***



### **Entrance Hall**

Composite front entrance door. Feature timber and glass balustrade staircase leading to first floor. Underfloor heating.

### **Cloakroom**

Low level wc. Vanity wash hand basin. Extractor fan. Underfloor heating.

### **Lounge / Diner**

16' 4" x 14' 9" ( 4.98m x 4.50m )  
(10ft 4ins min) Double glazed french doors to rear. Window to side. Underfloor heating. Airing cupboard. Hot water cylinder. Central heating control units.

### **Kitchen**

10' 8" x 9' 3" ( 3.25m x 2.82m )  
Double glazed window to front. Single drainer stainless steel inset sink. Worktop surfaces with cupboards and drawers under. Tiled splashbacks. Matching wall cupboards. Fitted electric oven, hob and extractor hood over. Plumbing for washing machine. Spotlight. Underfloor heating.

### **Stairs To First Floor Landing**

Timber balustrade with glass panels. Loft access (with loft ladder, partially boarded and insulated). Radiator.

### **Bedroom One**

10' 9" x 9' 2" ( 3.28m x 2.79m )  
Double glazed window to front. Radiator.

### **En Suite**

Double glazed window to side. Low level wc. Pedestal wash hand basin. Double size shower cubicle with thermostatic shower. Radiator.

### **Bedroom Two**

10' 5" x 9' 2" ( 3.17m x 2.79m )  
Double glazed window to rear. Radiator.

### **Bedroom Three**

8' 8" x 6' 8" ( 2.64m x 2.03m )  
Double glazed window to rear. Radiator.

### **Bathroom**

White suite comprising panelled bath with tiled splashbacks, pedestal wash hand basin and low level wc. Double glazed window to front. Radiator.

### **Outside**

The property has a shared access leading to the open plan front garden laid to stone and giving off road parking for two cars. There is a path to the side of the property with air source heat pump.

The rear gardens are enclosed and laid to patio and garden area.

### **Note**

All of the ground floor benefits from underfloor heating which is controlled electronically and there are no radiators.

First floor has radiators and these are thermostatically controlled as are the towel rails



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## welcome to Church Road, Christchurch

- Semi Detached House
- Three Bedrooms
- En Suite Shower Room
- Air Source Heating
- Underfloor Heating to Ground Floor
- Village Location
- Parking

Tenure: Freehold  
EPC Rating: Awaiting  
Council Tax Band: B



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# £240,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MCH114353 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01354 654545**



[march@williambrown.co.uk](mailto:march@williambrown.co.uk)



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williambrown.co.uk](http://williambrown.co.uk)