

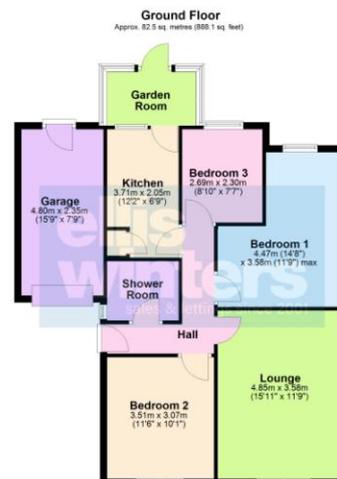
£195,000

8 Fen View, Christchurch, PE14 9PB



To arrange a viewing call us now on 01354 701000

Located in the heart of the village this semi detached bungalow offers space both inside and out! Features include a good size lounge, kitchen with oven and hob, garden room, three bedrooms and shower room. Outside there is off road parking and garage plus a lovely private and established garden with summerhouse. EPC TBC



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Hall

Electric heater, access to loft with ladder and part boarding.



Lounge

4.85m (15'11") x 3.58m (11'9")
Window to front, electric heater, ornamental fire surround.

Kitchen

3.71m (12'2") x 2.05m (6'9")
Fitted with wall and base units with integral oven, hob and hood, space for washing machine, airing cupboard housing hot water tank, sink unit with mixer tap, window to rear, door to:



Garden Room

Lighting, door to garden.

Bedroom 1

4.47m (14'8") x 3.58m (11'9") max
Window to rear, electric heater.

Bedroom 2

3.51m (11'6") x 3.07m (10'1")
Window to front, electric heater.

Bedroom 3

2.69m (8'10") x 2.30m (7'7")
Window to rear, electric heater.



Show er Room

Fitted with a three piece suite comprising shower, wash hand basin and WC, window to side, heated towel rail.



Outside

There is a small front garden mainly laid to lawn with a driveway at one side providing off road parking leading to Garage 4.80m (15'9") x 2.35m (7'9") with up and over door, fitted with light and power and personal door to rear garden. The private rear garden is laid to patio and lawn with mature borders and summerhouse.

Freehold

Council tax band B

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 plus VAT per transaction (£48 inc VAT), 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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