



Winkworth

For every step...

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4 UTRECHT COURT, PUREWELL, BH23 1HP £325,000 FREEHOLD

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Well presented terraced house on the popular Avon Village development in Purewell within circa 0.8 of a mile from Christchurch Town centre and high street.

4 Utrecht Court, Purewell, Christchurch, Dorset, BH23 1HP

Price: **£325,000**

Tenure: **Freehold**

01425 274444

mudeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach (circa 1.7 miles) easily accessible. The picturesque Mudeford Quay (circa 1.7 miles), Stanpit Marsh nature reserve (circa 0.7 of a mile) and Christchurch Harbour are close by.

A short car ride from the property is the New Forest National Park (circa 6 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa 0.8 of a mile) has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton. Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo.

Description:

Well presented terraced house on the popular Avon Village development in Purewell within circa 0.8 of a mile from Christchurch Town centre and high street. Stanpit Marsh nature reserve (circa 0.7 of a mile) and award winning beaches (circa 1.7 miles) are also nearby.

A paved path leads to the front door opening onto an entrance hall with stairs to the first floor. Door into a lounge/dining room with front aspect bay window and door to understairs storage cupboard.

Door from lounge to the kitchen, the kitchen has a rear aspect window and has been fitted with a range of cupboards and drawers, sink unit, fitted electric oven, space for other appliances and space to one side for a small table. Rear door to the garden.

The first floor landing has a hatch providing access to the loft space.

Bedroom one has a front aspect bay window, space to one side for wardrobes. Bedroom two has a rear aspect window and space for wardrobes. Bedroom three has a front aspect window, door to airing cupboard and would make a perfect office or nursery.

The family bathroom has a rear aspect frosted window, partly tiled walls and a suite comprising bath with shower over, w.c. and wash hand basin.

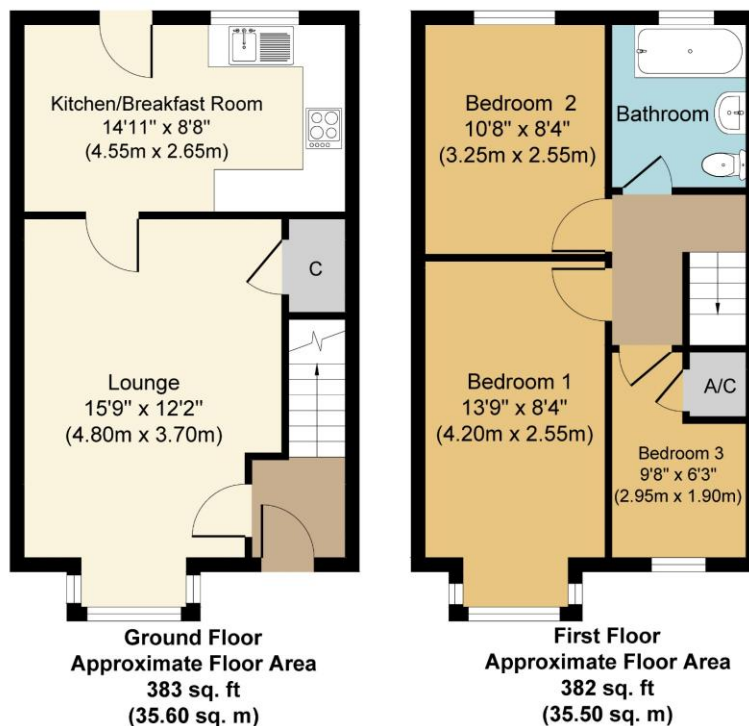
Externally, the property enjoys an easterly facing garden which is mainly laid to lawn with a rear gate providing access.

The property also benefits from UPVC double glazing and gas fired central heating throughout.

At a glance...

- Well presented terraced house
- Three bedrooms
- Lounge/dining room with bay window
- Kitchen
- Family bathroom
- Enclosed rear garden
- UPVC double glazing & gas fired central heating
- Circa 0.8 of a mile from Christchurch town centre
- Circa 0.7 of a mile from Stanpit Marsh nature reserve
- Offered for sale with no forward chain
- BCP Council Tax Band = "D"





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mudeford | 01425 274444 | mudeford@winkworth.co.uk

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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