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30 MARMION GREEN, CHRISTCHURCH BH23 3DZ OFFERS OVER £350,000 FREEHOLD

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Recently refurbished semi detached house set in a popular residential location in Christchurch opposite local shops and circa. 1.3 miles from award winning beaches and Christchurch town centre.

30 Marmion Green, Christchurch, Dorset BH23 3DZ

Price: offers over £350,000

Tenure: Freehold

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Recently refurbished semi detached house set in a popular residential location in Christchurch opposite local shops and circa. 1.3 miles from award winning beaches and Christchurch town centre.

This delightful house is presented in immaculate condition throughout and enjoys a pretty west facing garden at the rear.

The front door opens onto an entrance hall with stairs leading to the first floor and under stairs storage cupboard. Door to dual aspect lounge/dining room with feature fireplace, inset wood burner, sliding patio doors to the garden.

The kitchen has been fitted with a range of base and eye level units and drawers, rear aspect window, integrated appliances including dishwasher, fridge/freezer, oven, microwave, four ring gas hob and extractor over. Door to utility room with separate WC, large sink unit, side window and door to the garden.

The first floor includes three bedrooms and a separate family bathroom which has been fully tiled and fitted with a "p" shaped bath with shower over,

wash hand basin, WC, heated towel rail and vanity unit.

Externally, the property enjoys a private driveway with off road parking for at least two vehicles, wrap around front/side garden which is mainly laid to lawn with hedging. A pretty rear garden which is mainly laid to lawn, patio area at the rear and decking to one corner. Timber gate provides side access.

Useful Information

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

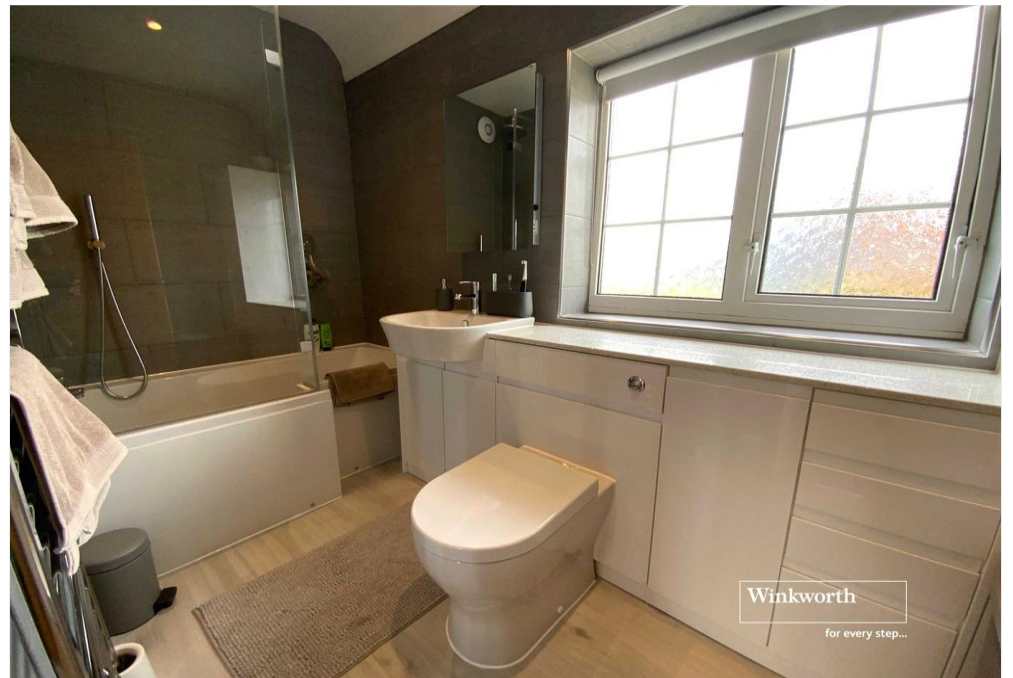
Mobile Network Coverage* – Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

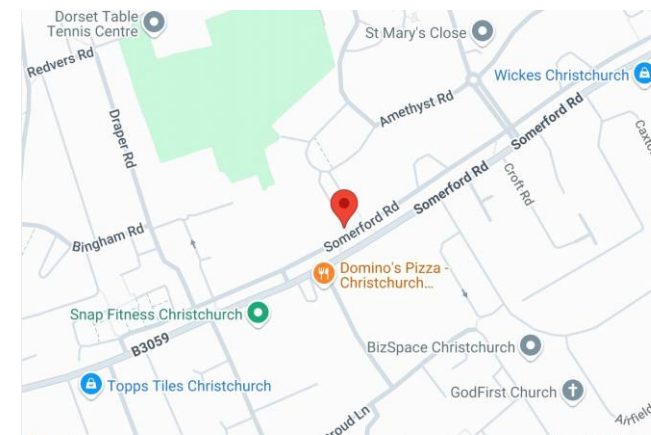
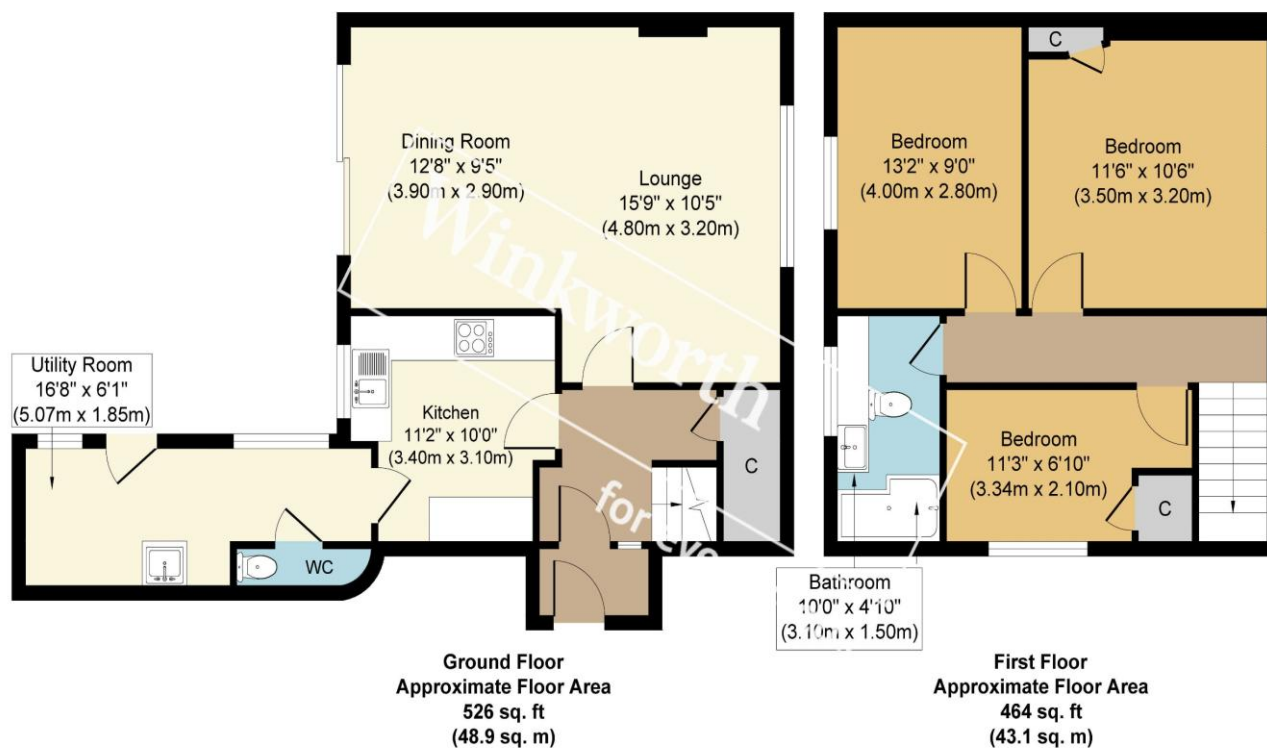
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

At a glance...

- Refurbished semi detached house
- Three bedrooms
- Dual aspect lounge/dining room
- Feature fireplace with wood burner
- Fitted kitchen with some integrated appliances
- Utility room & separate WC
- Fully tiled family bathroom
- Gardens to front, side and rear
- Driveway providing off road parking
- Immaculate presentation
- Circa. 1.3 miles to award winning beaches & Christchurch town centre







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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