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24 ROTTERDAM DRIVE, PUREWELL, CHRISTCHURCH BH23 1HB PRICE: OFFERS OVER £400,000 FREEHOLD

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Well presented town house situated close to the Stanpit Marsh Nature reserve and within a short walk of Christchurch Town centre.

24 Rotterdam Drive, Purewell, Christchurch Dorset BH23 1HB

Price: Offers Over **£400,000**

Tenure: **Freehold**

01425 274444

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Friars Cliff Beach and Stanpit Marsh nature reserve easily accessible. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch 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. Bournemouth and Southampton International Airports are also within a short drive.

Description:

Well presented town house situated close to the Stanpit Marsh Nature reserve and within a short walk of Christchurch Town centre. This spacious family home is laid out over three floors and enjoys a landscaped garden, integral garage and off road parking. An internal inspection is highly recommended.

The downstairs accommodation comprises of a large entrance hallway, bedroom three with doors to the garden,

shower room under the stairs and utility room with access to the garden.

To the first floor, there is a landing area with door to a spacious open plan kitchen/lounge/dining room.

The second floor comprises of the master bedroom with a Juliet balcony to the front aspect, walk in-wardrobe which could easily be turned back into an en-suite shower room and bedroom two which has a Juliet balcony to the rear aspect. There is a separate family bathroom and airing cupboard.

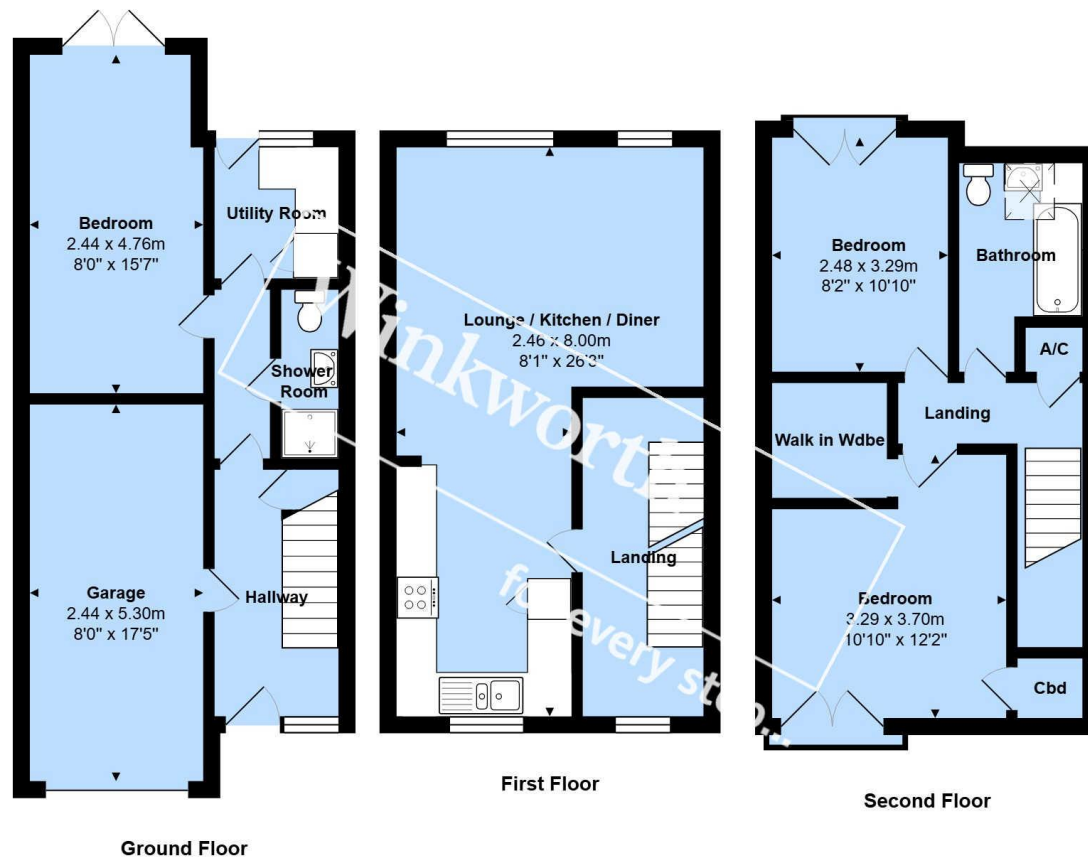
The garden has been landscaped with Indian sandstone paving, borders of mature shrubs with a pleasant and very private wooded aspect to the rear. Space at the end of the garden for a garden room with light and power perfect for a home office space. Access via rear gate and path.

This delightful family home also benefits from UPVC double glazing, off road parking, integral garage and being well located within a short walk of local shops, restaurants, Bus Stops, Doctors surgery and pharmacy.

At a glance...

- Well presented townhouse
- Close to Christchurch Town Centre & Stanpit Marsh nature reserve
- Three double bedrooms
- Open plan kitchen/dining/living room
- Family bathroom & separate shower room
- Utility room
- Integral garage & off road parking
- Landscaped rear garden
- Space for garden room
- Council Tax Band = "D"





Total Area: 109.4 m² ... 1177 ft²
All measurements are approximate and for display purposes only



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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