



£425,000 Offers Over

Newlands Road, Christchurch

Detached Bungalow | 3 Bedrooms | 3 Bathrooms

01202 289000

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# Step Inside

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## Key Features

- Quiet Cul-de-sac
- Versatile Accomodation
- Detached Annexe
- Potential Home & Income
- Lounge/Diner
- Kitchen/diner
- Two Double Loft Rooms
- Home Office
- Log Cabin/Home Office

## Property Description

GUIDE PRICE £425,000 - £450,000

**\*\* PROCEEDABLE BUYERS ONLY \*\***

**\*\* Motivated Seller with property to move to \*\***

Located in a quiet cul-de-sac this spacious detached bungalow offers a unique opportunity. This versatile home offers comfortable family living with the potential for additional income or extended family accommodation with the detached self contained annexe.

The main bungalow features two ground-floor bedrooms, a family bathroom, a spacious lounge diner, and kitchen breakfast room. Additional living space awaits on the first floor with two loft rooms and a shower room, all with Velux windows making the rooms bright and airy. To the rear of the property, you'll find a spacious garden with a decked area adjoining the bungalow with the remainder laid to lawn. Additionally, there's a detached log cabin-an ideal space for a home office, studio, or gym. To the front there is a drive which provides ample off road parking. From the front drive there is a side gate which leads to the detached annexe.

This property offers the unique advantage of a detached annexe, perfect for accommodating extended family members or generating additional income. The annexe possesses its own private entrance, which opens up into an open-plan lounge with a kitchenette, followed by a door leading to a double bedroom with a modern en-suite shower room. Double patio doors from the bedroom provide access to an enclosed private rear garden exclusively for the annexe.

Council Tax Band: D EPC Rating: 72 Tenure: Freehold

## Main Particulars

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This ideal location provides easy access to Mudeford with its beach and harbour as well as being just a few minutes from Christchurch town centre with its historic Priory church, quay and numerous independent shops, cafes and restaurants. There is also Christchurch train station with direct links to London and road links to the A338. The property is also served by an excellent and convenient bus service.

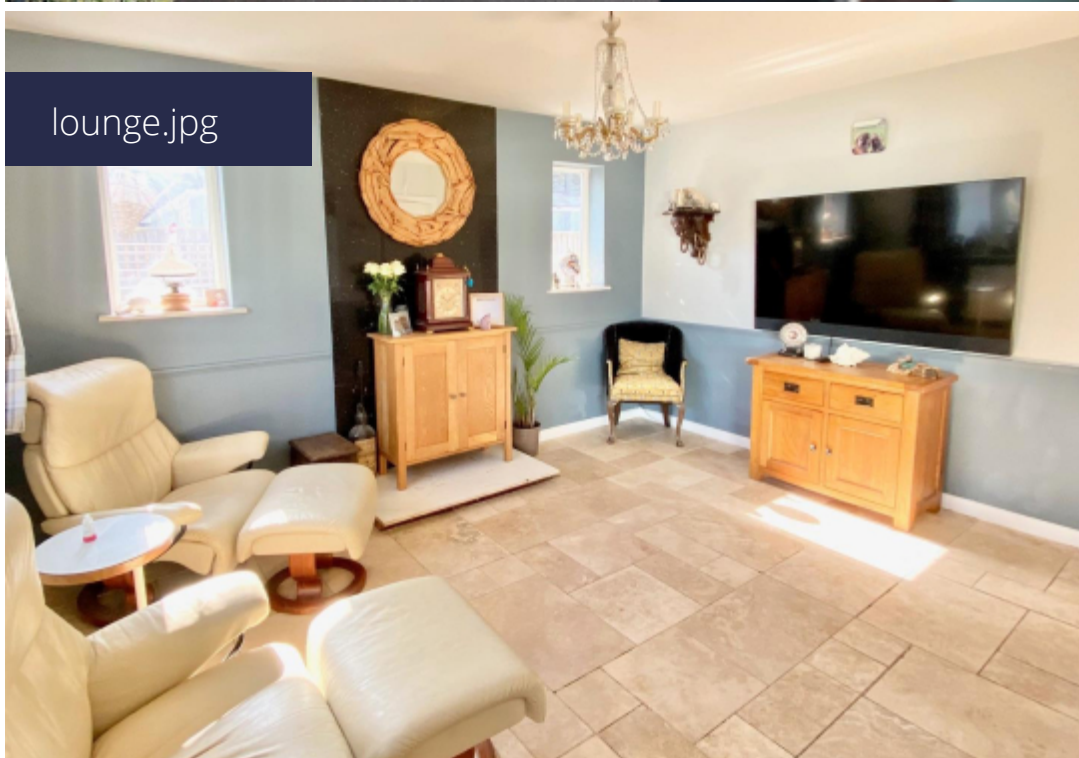
Newland  
overhead.jpg



aerial view.jpg



lounge.jpg



kitchen.jpg

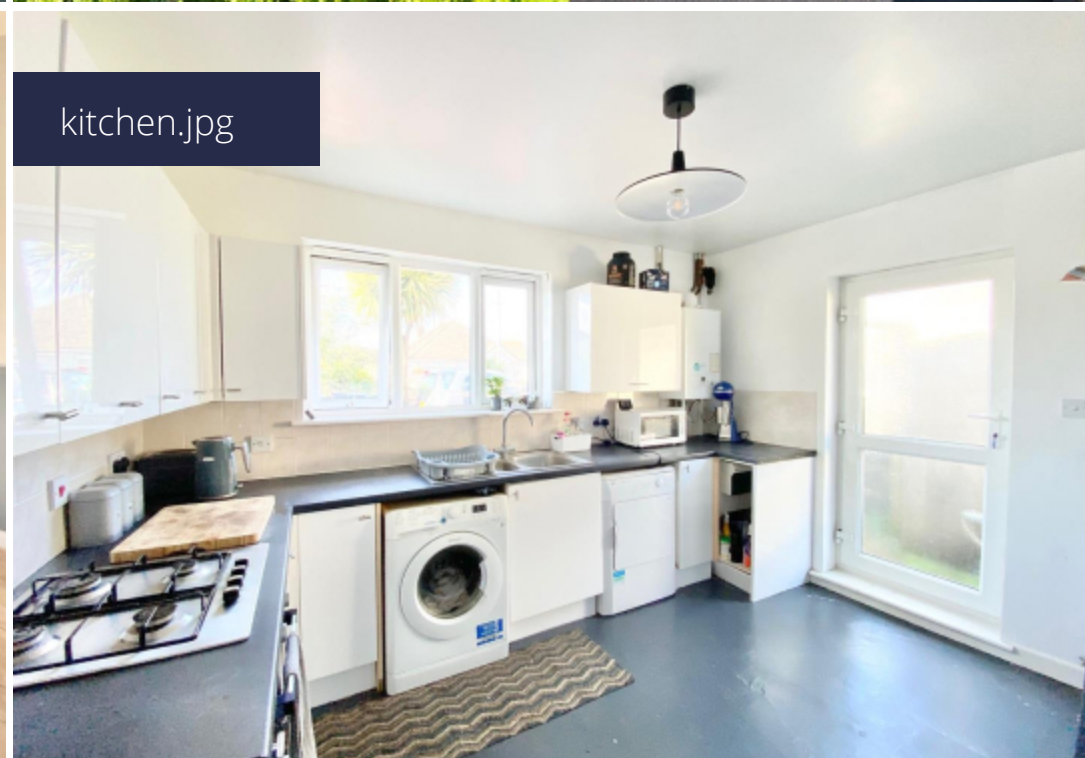




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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



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