DANEHURST

ESTATE AGENTS



FAIRMILE ROAD, CHRISTCHURCH, BH23 2LA

Offers over £300,000



** NO CHAIN **

** Guide Price £300,000 - £325,000 **

This semi-detached home offers an excellent opportunity for a range of buyers, including first-time buyers, families, or professionals.

The ground floor comprises a separate lounge and a kitchen breakfast room with double doors opening onto the rear patio and enclosed garden. There is also a ground floor shower room with useful storage cupboards.

Upstairs are three well-proportioned bedrooms and a family bathroom. New carpets have been fitted to the stairs, landing, and all three bedrooms.

Outside, to the rear the property features an enclosed garden accessed via a side gate, or patio doors from the kitchen breakfast room. It is predominantly laid to lawn with a paved patio area directly adjacent to the house. There is a shed with power that provides versatile space ideal for a tumble dryer or workshop use. To the front, there is off-road parking for two vehicles.

With no forward chain, this property is ready to move into. It is conveniently situated within walking distance of Christchurch train station and the town centre, offering strong transport connections including a direct rail link to London. The home also falls within the popular Twynham and Christchurch Junior School catchment areas.

Tenure: FREEHOLD - Council Taxi Band: C - EPC Rating - D























Location


Kitchen / Breakfast Room
4.32 x 3.05m
14'2" x 10'0"
Reception Hall
Shower Room
Sitting Room
4.32 x 3.37m
14'2" x 11'1"
Bedroom 2
2.43 x 3.05m
8'0" x 10'0"
Bedroom 3
1.86 x 3.05m
6'1" x 10'0"
Bathroom
Landing
Bedroom 1
4.29 x 3.37m
14'1" x 11'1"





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