

18 Stourbank Road, Christchurch, Dorset,
BH23 1LH

Guide Price **£325,000**



Bedrooms



Living



Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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An Extended Two Bedroom Terraced House

THIS EXTENDED TWO BEDROOM TERRACED HOUSE IS JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND IS SITUATED IN THE TWYNHAM SCHOOL CATCHMENT AREA.

18 Stourbank Road is an opportunity to purchase a two bedroom terraced house in a sought after location. The property is situated approx half a mile from Christchurch Town Centre with its historic 11th Century Priory Church, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station is close by and the property falls within the Twynham School Catchment Area.

The front door leads into the lounge with a stunning log burner. This leads through to the dining area with a useful cupboard/pantry

The modern kitchen which features a range of base and eye level units with an integral cooker and spaces for further appliances. A door leads to the utility room.

The bathroom complete the ground floor accommodation, This comprises of a bath with shower attachment, WC and wash hand basin located at the rear of the property.

Upstairs, there are two bedrooms. Bedroom one is set to the front of the property with a built in cupboard and plenty of space for additional units. The second bedroom also has its own En-suite with a WC & Wash hand basin.

The rear garden has been landscaped and is designed with ease of maintenance in mind and has a gate to the rear.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- TWO BEDROOMS
- EXTENDED
- TWYNHAM CATCHMENT
- TWO RECEPTION ROOMS
- CENTRAL CHRISTCHURCH
- WELL PRESENTED



Ground Floor



Floor 1

Approximate total area⁽¹⁾
693 ft²
64.4 m²

Reduced headroom
8 ft²
0.7 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

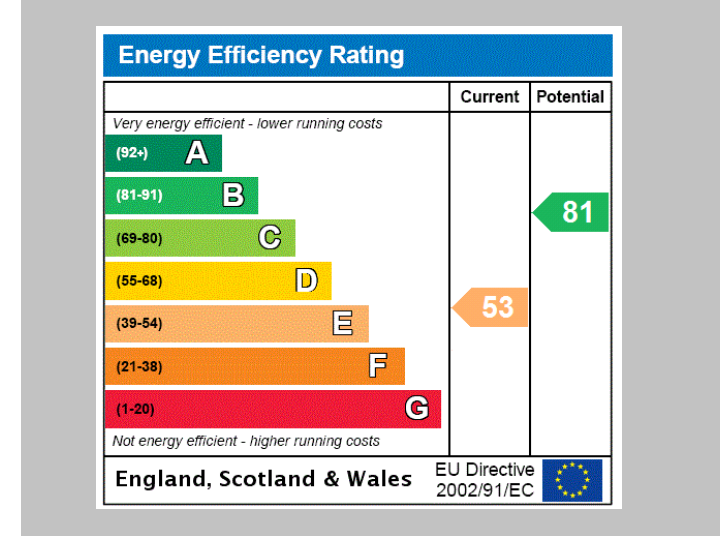
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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