

42 Stourbank Road, Christchurch, Dorset,
BH23 1LH

Asking Price **£525,000**



3

Bedrooms



1

Living



2

Bathrooms



Parking & Garage



EST
1992

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An Extended Bungalow in Central Christchurch

THIS THREE BEDROOM DETACHED BUNGALOW IS SITUATED JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE AND WILL BE SOLD WITH NO ONWARD CHAIN. THE PROPERTY HAS BEEN EXTENDED TO OFFER AN IMPRESSIVE OPEN PLAN LIVING/KITCHEN AREA. THERE IS ALSO OFF ROAD PARKING AND A DETACHED GARAGE.

42 Stourbank Road is an opportunity to purchase a well presented bungalow in a popular side road. The property is situated within half a mile of Christchurch Town Centre with its historic 11th Century Priory Church, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station and regular bus services are close by and the property falls within the Twynham School Catchment Area.

The front door leads into the entrance hall. The bungalow has been extended to the rear, creating a generous open plan living/kitchen space. The lounge/dining area features a vaulted ceiling while the kitchen benefits from a range of Howdens base and eye level units with an integral cooker, hob and extractor fan. There is also space and plumbing for an American fridge/freezer, washing machine and dishwasher. The property has three bedrooms; two of the bedrooms have built in storage. Bedroom one has an ensuite with wc, basin and shower unit. There is a separate family bathroom with wc, basin and bath with shower over.

The property has been improved by the current owner and includes features such as Karndean flooring, a regularly serviced gas combination boiler and underfloor heating in the extension.

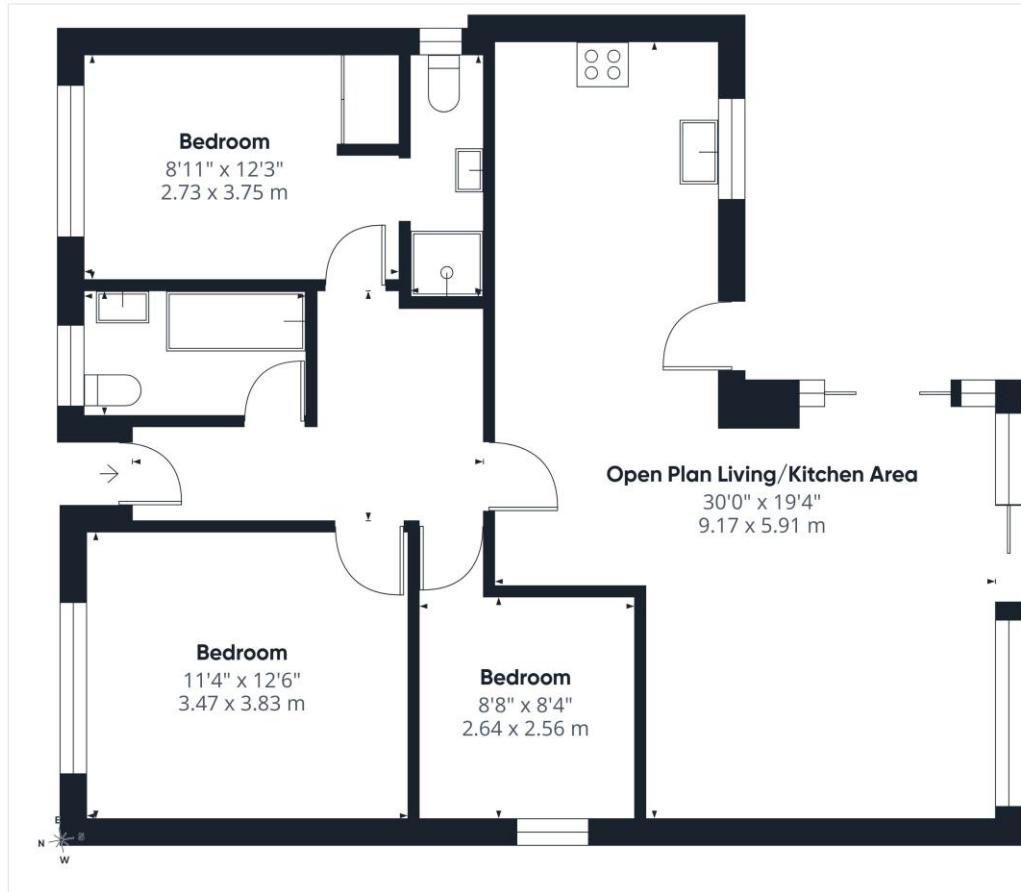
The front garden is laid to lawn with some borders. A driveway provides OFF ROAD PARKING and runs to the left hand side of the property where a gate leads to the DETACHED GARAGE. The SOUTH WESTERLY facing rear garden features sections of lawn and patio with some attractive borders.

TENURE: FREEHOLD.
COUNCIL TAX BAND: D



KEY POINTS

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- SW FACING REAR GARDEN
- CENTRAL CHRISTCHURCH
- PARKING & GARAGE



Approximate total area⁽¹⁾
882 ft²
82 m²

(1) Excluding balconies and terraces

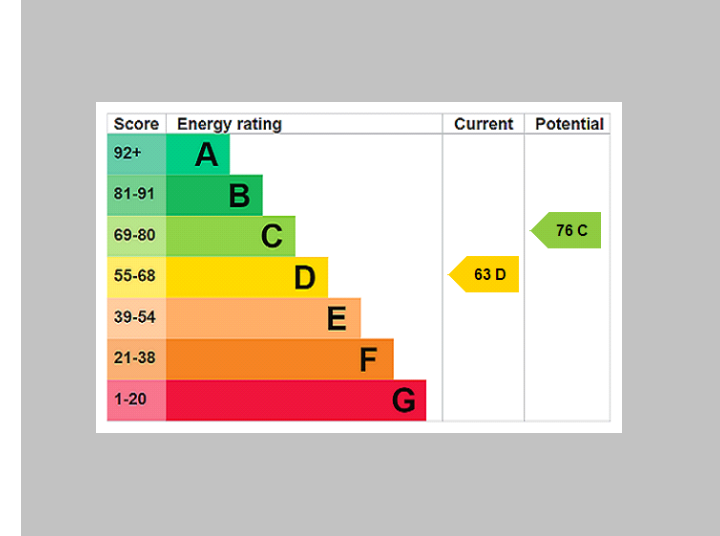
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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