

14 Station Road, Christchurch, Dorset,  
BH23 1QY

Asking Price **£275,000**



Bedrooms



Living



Bathroom



Parking & Garage



EST  
1992

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# A Two Bedroom Ground Floor Garden Flat in Christchurch

THIS TWO BEDROOM GROUND FLOOR FLAT FEATURES ITS OWN PRIVATE REAR GARDEN AS WELL AS AN ATTACHED GARAGE. THE PROPERTY IS JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE & TRAIN STATION AND WILL BE SOLD WITH THE FREEHOLD.

TENURE: FREEHOLD.  
COUNCIL TAX BAND: B

14 Station Road is an opportunity to purchase a ground floor garden flat in a popular and convenient location. The property is situated within half a mile of Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. There are regular bus services nearby as well as Christchurch main line railway station. This property is also located within the Twynham School Catchment Area.

There is a communal entrance door on Station Road. Once inside, the front door to Flat 14 is on the left hand side. The property benefits from two generous double bedrooms. The current owners use one of the bedrooms as an additional reception room. There is an open plan kitchen/living area with a range of base and eye level units as well as some integral appliances. There is a door from the living area to the private rear garden and access from the kitchen area to a utility room. The bathroom has a wc, basin and a bath with a shower attachment.

A door from the utility room leads to the attached garage which is currently set up as a bar/music room but could also make an ideal office, studio or gym. There is access to private garden and an up and over door to the OFF ROAD PARKING (accessed from Twynham Avenue) that would allow easy conversion back to a function garage if required.

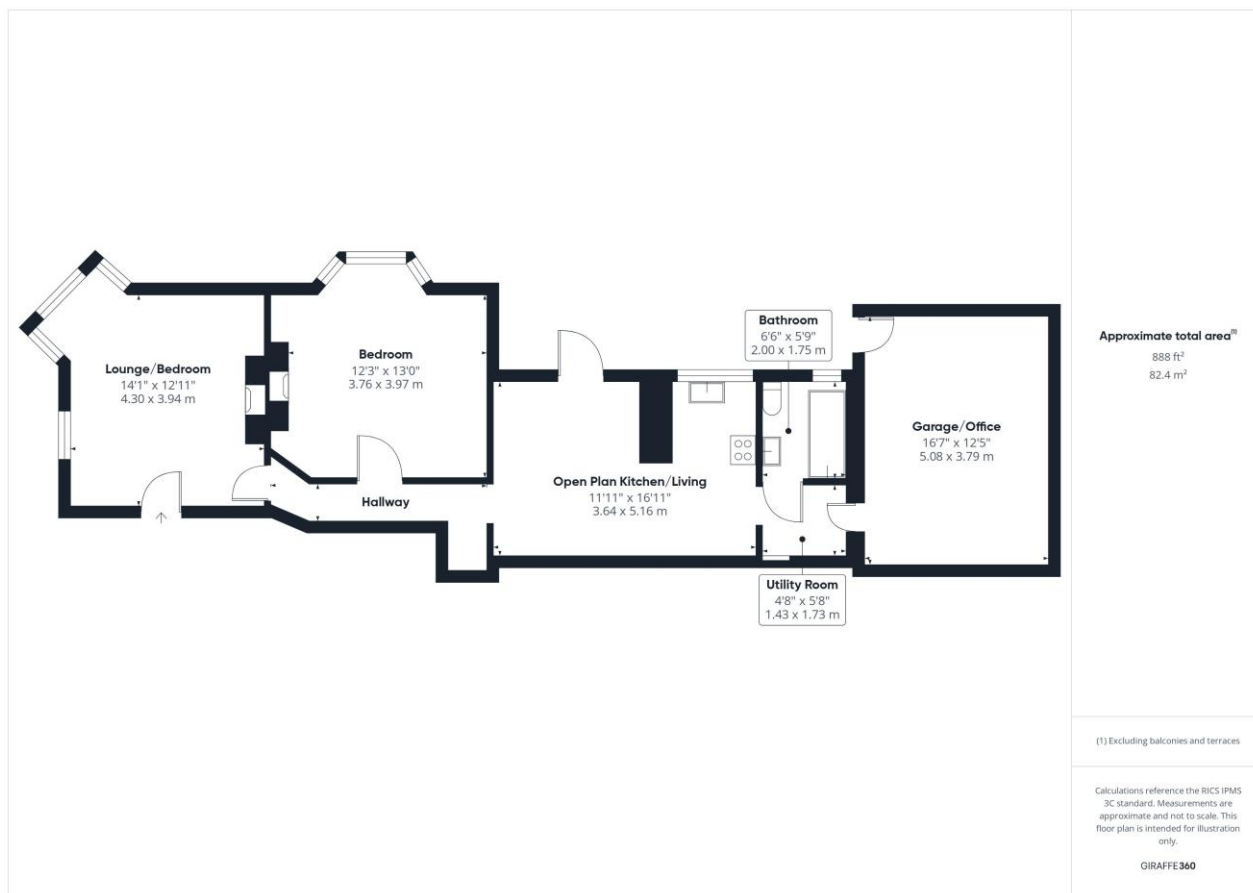
The private rear garden is a key feature of this home and is fully enclosed.



## KEY POINTS

- TWO BEDROOMS
- GROUND FLOOR FLAT
- PRIVATE GARDEN
- TWYNHAM CATCHMENT
- CENTRAL CHRISTCHURCH
- GARAGE & PARKING

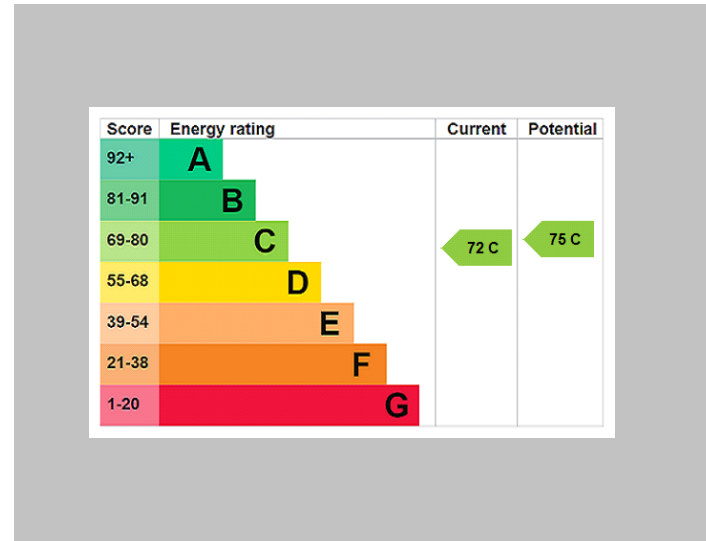




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# THE PROPERTY PROFESSIONALS

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