

3 Scotts Hill Lane, Christchurch, Dorset,
BH23 1HF

Asking Price **£350,000**



2

Bedrooms



1

Living



1

Bathroom



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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A Two Bedroom House in Purewell

THIS TWO BEDROOM CHARACTERFUL COTTAGE IS SITUATED A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE. THE PROPERTY IS WELL PRESENTED AND WILL BE SOLD WITH NO ONWARD CHAIN AS WELL AS ENJOYING A GENEROUS REAR GARDEN

3 Scotts Hill Lane is an opportunity to purchase a characterful property in the popular and convenient location of Purewell which we understand dates back around 150 years. Christchurch Town Centre is circa half a mile away with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Purewell benefits from its own neighbourhood shops as well as regular bus services. The property is also within easy reach of Stanpit Nature Reserve and Mudeford Quay beyond.

The front door leads into the entrance hall. The lounge/diner enjoys a dual aspect as well as two fireplaces; one of which houses a log burner. The kitchen is set to the rear of the property. There are a range of attractive base and eye level units as well as some integral appliances. Stairs from the dining area lead to the first floor landing. There are two double bedrooms. The front bedroom has built in wardrobes and a hatch to the loft space. The bathroom features a wc, basin and bath with shower over.

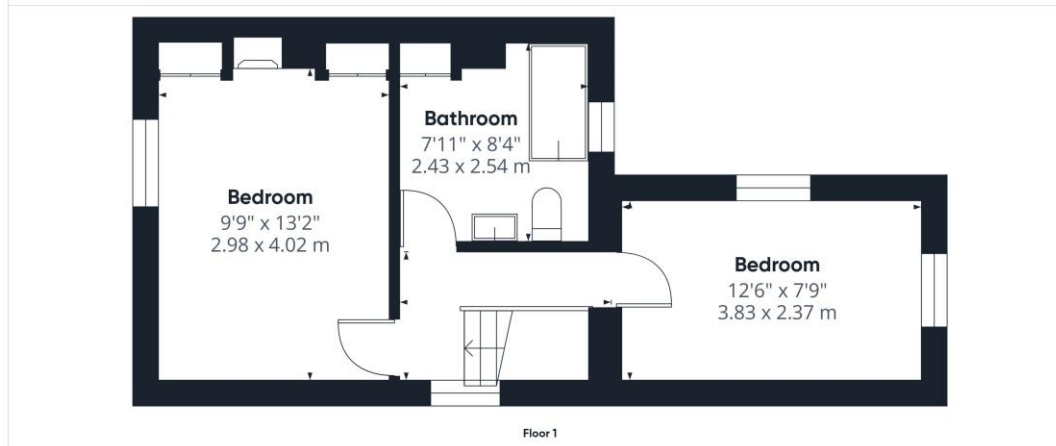
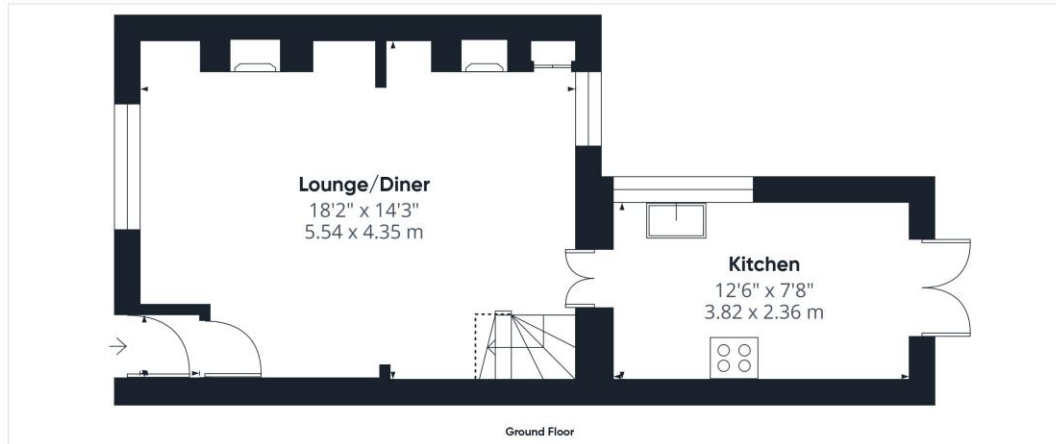
The rear garden is a key feature of this home and is generous in size with sections of shingle, lawn and patio.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- TWO BEDROOMS
- END OF TERRACE
- CHAIN FREE
- CENTRAL CHRISTCHURCH
- CHARACTERFUL
- WELL PRESENTED



Approximate total area⁽¹⁾
670 ft²
62.3 m²

Reduced headroom
4 ft²
0.4 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.

GIRAFFE 360



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EPC TO FOLLOW

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