

7 Stourbank Road, Christchurch, Dorset,
BH23 1LH

Asking Price **£325,000**



2

Bedrooms



2

Living



1

Bathroom



EST
1992

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A Two/Three Bedroom House in Central Christchurch

THIS TWO/THREE BEDROOM TERRACED HOUSE IS SITUATED ON A POPULAR ROAD IN CENTRAL CHRISTCHURCH. THE PROPERTY IS WELL PRESENTED AND FALLS WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA.

7 Stourbank Road is an opportunity to purchase a characterful 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 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 lounge has a window to the front of the property. The kitchen has a range of base and eye level units with some integral appliances and an island. There is also a dining room with a door to the rear garden. An inner hall gives access to a study and the ground floor cloakroom with wc and basin. Stairs lead up to the first floor landing. There are two double bedrooms. The spacious bathroom features a wc, basin, bath and separate shower unit.

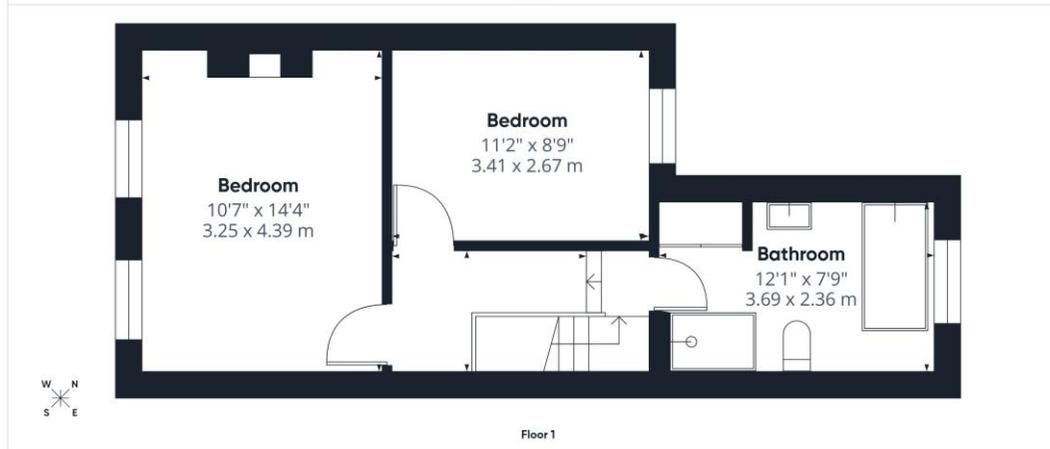
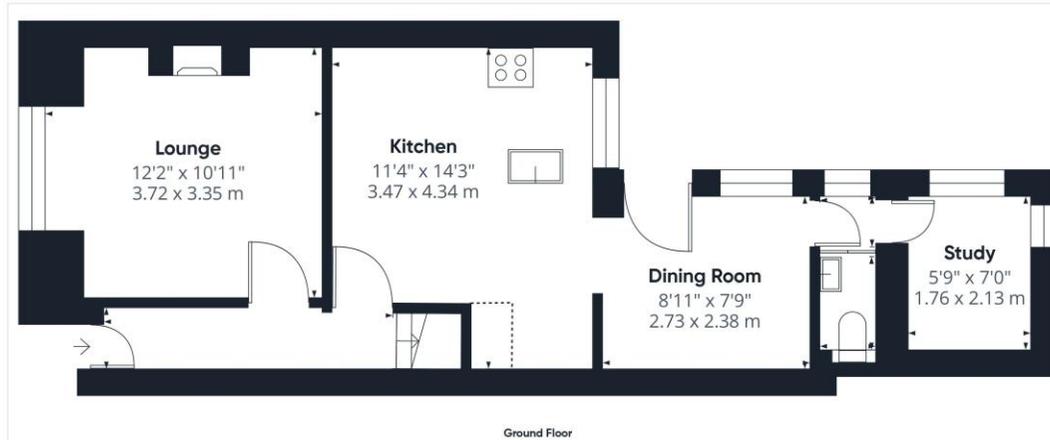
The rear garden features sections of patio and lawn. There is a gate at the end of the garden.

TENURE: FREEHOLD
COUNCIL TAX BAND: C



KEY POINTS

- TWO BEDROOMS + STUDY
- TERRACED HOUSE
- CENTRAL CHRISTCHURCH
- TWYNHAM CATCHMENT
- CLOSE TO STATION
- WELL PRESENTED



Approximate total area⁽¹⁾
831 ft²
77.2 m²

Reduced headroom
5 ft²
0.5 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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THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
01202 474202 | enquiries@sladeschristchurch.co.uk
Website www.sladeshomes.co.uk

