

125A Purewell, Christchurch, Dorset, BH23
1EJ

Asking Price **£170,000**



Bedrooms



Living



Bathroom



Garage



EST
1992

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A Chain Free Three Bedroom Maisonette in Purewell

THIS THREE BEDROOM MAISONETTE IS SITUATED IN THE POPULAR AREA OF PUREWELL. THE PROPERTY WILL BE SOLD WITH NO ONWARD CHAIN AND BENEFITS FROM A GENEROUS GARDEN AS WELL AS ITS OWN PRIVATE ENTRANCE.

125A Purewell is an opportunity to purchase a maisonette in a popular and convenient location. Christchurch Town Centre is just over half a mile away with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants. Purewell also benefits from its own neighbourhood shops as well as regular bus services. The property is also with easy reach of Stanpit Nature Reserve and Mudeford Quay beyond.

The front door leads into the entrance hall. The lounge has a bay window. There is a kitchen with a range of units and spaces for appliances. The ground floor cloakroom features a wc and houses the gas central heating boiler. Upstairs, there are three double bedrooms. The bathroom has a wash hand basin and bath with shower over. There is a separate wc.

There is a garage in a block to the rear of the property. There are also two sections of garden. The first is a small courtyard to the rear of the property and the second is a large area of lawn beyond the garage.

TENURE: LEASEHOLD. We are informed that there is a 99 year lease from 03/07/1984 with a ground rent of £25pa. We understand maintenance is shared on an as and when basis.

COUNCIL TAX BAND: B



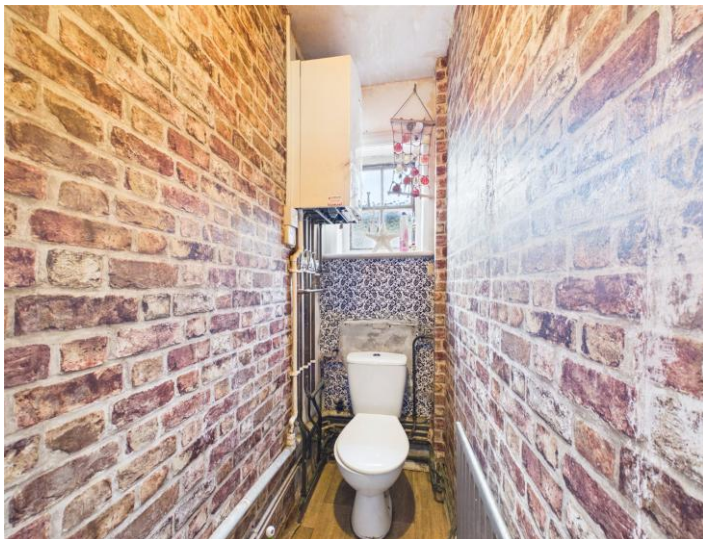
KEY POINTS

- NO ONWARD CHAIN
- PRIVATE ENTRANCE
- IMPRESSIVE GARDEN
- THREE DOUBLE BEDROOMS
- CENTRAL CHRISTCHURCH
- GARAGE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	69 C
39-54	E		
21-38	F		
1-20	G		

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