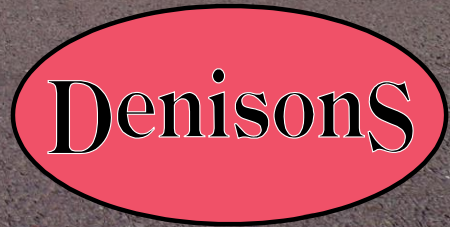




70 Purewell



70 Purewell

Christchurch, Dorset, BH23 1ES.

Fixed Price: £330,000

This STUNNING TWO double bedroom TERRACED CHARACTER COTTAGE is situated in PUREWELL, within WALKING DISTANCE to CHRISTCHURCH TOWN CENTRE and local amenities. The property benefits from a PRIVATE LARGE 150f GARDEN, TWO OFF-ROAD PARKING SPACES, large lounge, good size kitchen, bright conservatory, 2 double bedrooms, and a modern family bathroom. Added benefits to this property is the outside summer house cabin which has electric and has lots of uses including air bnb's or another bedroom. This property has been done to a very high standard and we highly recommend an internal inspection. EPC and floor plan to follow.



Entrance Hallway

Lounge 12' 8" x 10' 6" (3.86m x 3.20m)

Kitchen 12' 5" x 7' 9" (3.78m x 2.36m)

Conservatory 7' 8" x 13' 8" (2.34m x 4.16m)

Family Bathroom

Upstairs

Bedroom 1 13' 10" x 10' 3" (4.21m x 3.12m)

Bedroom 2 12' 1" x 8' 3" (3.68m x 2.51m)

Garage Room 9' 4" x 24' 7" (2.84m x 7.49m)

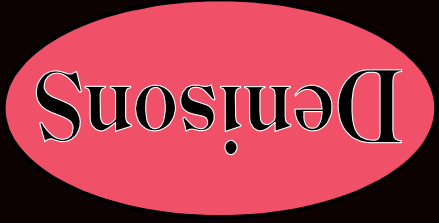
Services

We understand all mains, electrics and gas are connected at this property. Bournemouth and Poole Council, council tax band C.

Directions

From our office in Christchurch proceed along Castle Street and over the bridge into Bridge Street. Continue over the second bridge and at the traffic lights head straight across into Purewell where the properties can be found on the left hand side.





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Energy performance certificate (EPC) for an energy consumer - (EPC)

70 PLYMOUTH CHURCH
 BH9 1ES

Energy rating: **D**

2176 2554 6000 4001 4001 Certificate number

Valid until 15 April 2021

Property type: Mid-terrace house

Total floor area: 71 square metres

Rules on using this property

Energy efficiency rating for this property

This property's current energy rating is 'D'. This is the lowest to be achieved.

See how to improve this property's energy efficiency.

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