



Town Centre: Three Bedroom Cottage - £325,000

DenisonS

Primrose Cottage
68 Bargates
Christchurch
BH23 1QL

£325,000

The property is located in the heart of the Christchurch Town Centre being only a short stroll from the main high street which has a wide array of shops, restaurants, bars and eateries along with the art deco regent centre theatre which offers entertainment throughout the year and the historic 11th century Priory. Beautiful river walks can be found close by along Christchurch Quay and there are also excellent bus links along the High Street and the mainline railway station of Christchurch which has links to London/Waterloo and beyond is within reasonable walking distance. Local outstanding beaches can be found at Mudeford, Highcliffe and Southbourne and the stunning beauty of the New Forest district park is within easy driving distance.

Summary of Accommodation

CHARACTER COTTAGE

OPEN PLAN KITCHEN/LOUNGE

GOOD SIZE REAR GARDEN

OFF-ROAD PARKING FOR TWO CARS

SPACIOUS ACCOMMODATION
THROUGHOUT

NEWLY DECORATED



Accommodation

This well presented three bedroom modern cottage is situated within walking distance to Christchurch town centre. The property is arranged over three floors, and comprises of; kitchen with appliances, through to the open plan dining area, and lounge with original wood flooring and feature log burning stove. Upstairs accommodation comprises of two double bedrooms and a modern family bathroom. To the third floor is a recently refurbished converted loft room which could be used as an occasional bedroom/study area. This property benefits from off-road parking, good size sunny garden, outside large storage shed, gas central heating and modern decor throughout. We recommend an early inspection to fully appreciate this town central cottage.

Council Tax Band - B



Services

We understand that mains gas, electric, water and drainage are all connected at the property. We would emphasise that none of the services or equipment referred to in these particulars have been tested.

Directions

From our office in Christchurch turn right into Castle Street and turn left into Christchurch High Street. At the roundabout, take the third exit into Bargates and the property can be found on the left hand side.

Note

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Approx. Gross Internal Floor Area 815 sq. ft / 75.7 sq. m
Produced by Elements Property

