



Chym Cottage

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20 Millhams Street



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Christchurch, Dorset, BH23 1DN

£318,000

This TWO BEDROOM CHARACTER COTTAGE IS SITUATED IN THE HEART OF CHRISTCHURCH TOWN CENTRE and would make an ideal investment property or lock up and leave holiday home. Accommodation comprises of a spacious lounge, kitchen, TWO DOUBLE BEDROOMS and a family bathroom. Externally there is a COURTYARD GARDEN with the opportunity of creating an off-road parking space. This property is a stones throw away from local amenities and beautiful river walks along the banks of the Stour and the historic eleventh century Priory. The property is brought to the market with NO ONWARD CHAIN. We strongly recommend a full internal inspection to fully appreciate the extent of accommodation on offer.



Living Room 9' 11" x 12' 10" (3.02m x 3.91m)

Kitchen 8' 0" x 12' 8" (2.44m x 3.86m)

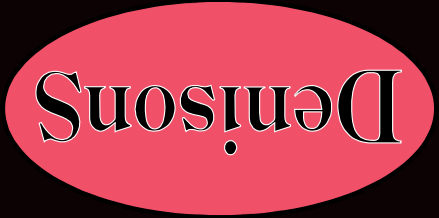
Bathroom 7' 7" x 4' 8" (2.31m x 1.42m)

Dining Room 8' 8" x 6' 8" (2.64m x 2.03m)

Bedroom 11' 8" x 9' 11" (3.55m x 3.02m)

Bedroom 9' 3" x 8' 1" (2.82m x 2.46m)





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Energy performance certificate (EPC)

20 Marsh Street Christchurch BH23 1DN	Energy rating D	Valid until 24 April 2023	Certificate number 2178-154-4076-3007-5425
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Property type
Mid-terrace house

Total floor area
48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/energy-ratings-for-landlords>).

Energy efficiency rating for this property

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See how to improve this property's energy performance.

For properties in England and Wales, the average energy rating is D and the average energy score is 50.

