

14B Fitzmaurice Road, Christchurch,
Dorset, BH23 2DY

Guide Price **£350,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

Detached Character Property in Side Road Location

THIS DETACHED CHARACTER PROPERTY (C1918) ENJOYS A SOUTH-FACING REAR GARDEN AND IS SITUATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA IN A SIDE ROAD LOCATION WITH EXPOSED BRICKWORK/FIREPLACES AND HAS OFF ROAD PARKING TO THE FRONT FOR SEVERAL CARS

Character detached 2 bedroom property situated in a side road location within the Twynham School Catchment Area and, we are informed by our clients, was originally built c1918.

An internal inspection is strongly recommended to appreciate the full scope of accommodation available which features exposed brickwork and fireplaces, off road parking to the front and a south-facing rear garden. Located approximately 1.5 miles from Christchurch Town Centre, neighbourhood shops and bus services in Barrack Road are nearby, as are local schools and Christchurch main line railway station.

The recently replaced composite entrance door leads to the entrance hall has an under stairs cloaks/storage area and leads to the lounge with fireplace and inset log burner. Dividing archway. Twin double glazed French doors to garden.

The separate dining room has a full-height brick fireplace with built-in cupboards, one housing 'Worcester' boiler. Archway to kitchen with range of fitted units with worktops. Space for range style cooker. Butler sink with mixer tap. Tiled flooring. Space under worktop for fridge. Further space for fridge/freezer. Dishwasher.

The bathroom has part tiled walls and comprises a panelled bath with shower screen, basin and w.c.

From the entrance hall, stairs lead to the first floor landing. Bedroom One has attractive exposed brick chimney. Linen cupboard.

Bedroom Two has an airing/storage cupboard.

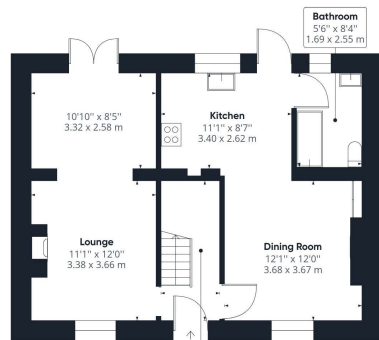
The front garden provides OFF ROAD PARKING for several cars. To the right-hand side a single timber gate and pathway leads to the SOUTH-FACING rear garden. Lawn and shrub and flower borders. Detached SHED. Sun terrace.

TENURE: FREEHOLD
COUNCIL TAX BAND: C

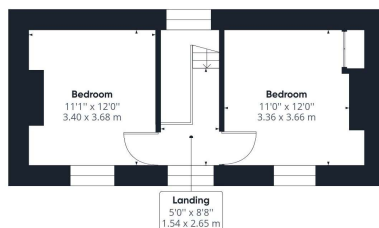


KEY POINTS

- DETACHED HOUSE
- 2 BEDROOMS
- SOUTH-FACING GARDEN
- OFF ROAD PARKING
- TWYNHAM SCHOOL CATCH.



Ground Floor



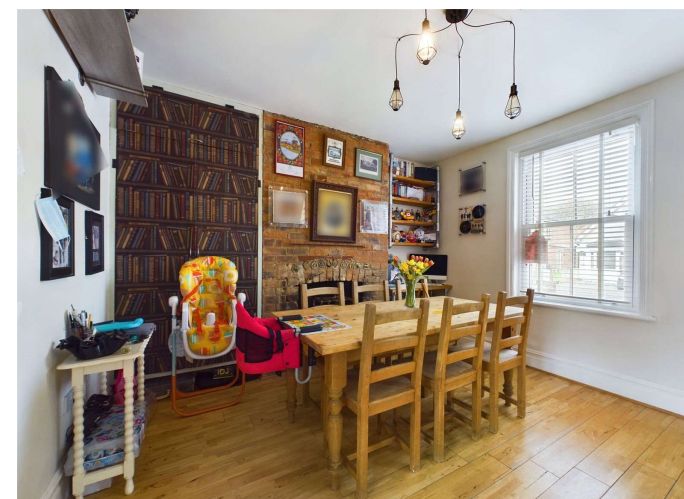
Floor 1

Approximate total area⁽¹⁾
897.19 ft²
83.35 m²

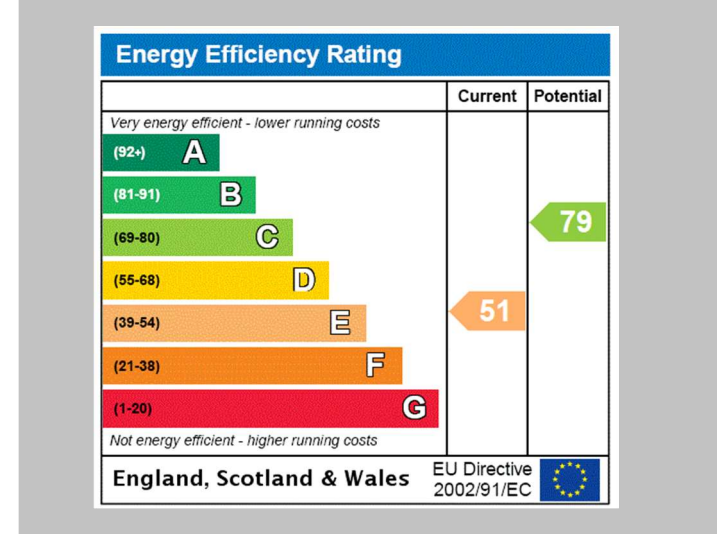
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

