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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**103 STANPIT
CHRISTCHURCH
BH23 3LX**

Price £370,000

Freehold



***RARELY AVAILABLE!! A STAGGERED MID TERRACE HOUSE SITUATED IN THIS PRIME POSITION
OPPOSITE STANPIT RECREATION GROUND AND NATURE RESERVE.***

***THE PROPERTY IS IN NEED OF SOME GENERAL UPDATING AND HAS ACCOMMODATION OF ENTRANCE
HALL, MODERN GROUND FLOOR CLOAKS, LOUNGE WHICH IS PARTIALLY OPEN PLAN TO THE DINING
AREA, KITCHEN, GARDEN ROOM, 3 BEDROOMS AND FAMILY BATHROOM.***

***EXTERNALLY THE PROPERTY HAS GOOD SIZE FRONT AND REAR GARDENS AND GARAGE IN NEARBY
BLOCK.***

***BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, DISTANT GLIMPSES OF
HENGISTBUY HEAD AND STANPIT NATURE RESERVE.***

***LOCATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND AMENITIES AND ALSO WITHIN EASY
STRIKING DISTANCE OF MUDEFORD QUAY, BEACHES AND THERE IS ALSO A PLEASANT WALK OVER
STANPIT RECREATION GROUND TO THE 2 RIVERSMEET LEISURE CENTRE AND CHRISTCHURCH TOWN.***

THIS WILL MAKE SOMEONE AN IDEAL FAMILY HOME, INVESTMENT OR HOLIDAY HOME.

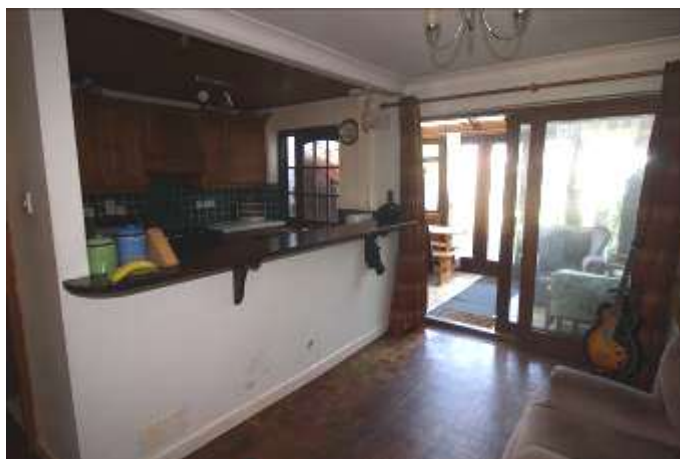
103 STANPIT, CHRISTCHURCH BH23 3LX

- **STAGGERED TOWN HOUSE**
- **3 BEDROOMS**
- **PRIME LOCATION**
- **CLOSE TO STANPIT MARSH**
- **SPACIOUS LOUNGE**
- **DINING AREA**
- **KITCHEN**
- **MODERN GROUND FLOOR CLOAKS**
- **FAMILY BATHROOM**
- **FRONT AND REAR GARDENS**
- **GARAGE NEARBY**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **IDEAL FAMILY HOME, INVESTMENT OR HOLIDAY HOME**

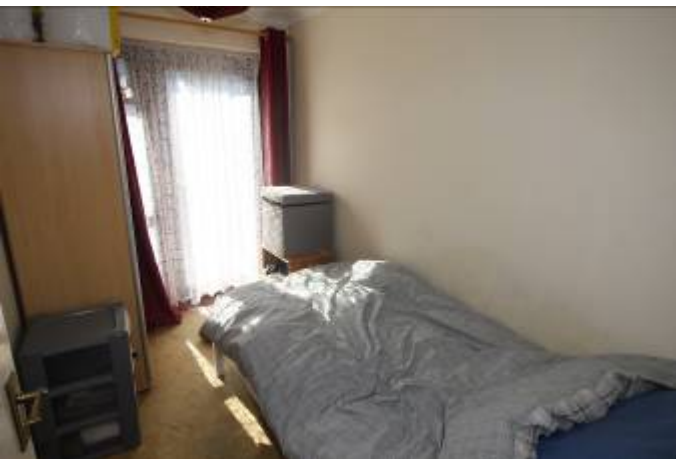


VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



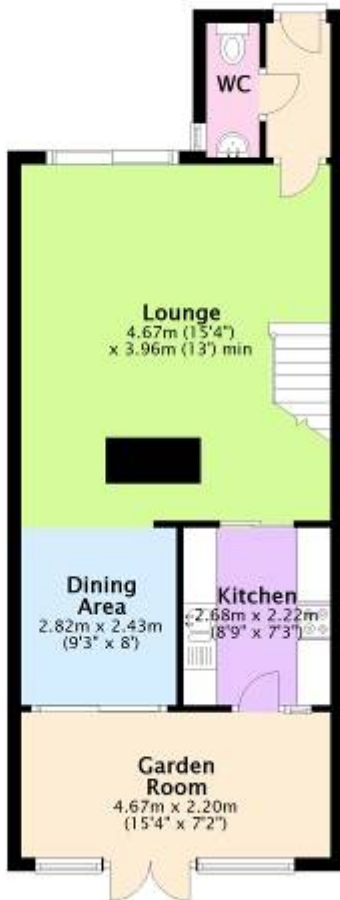
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Ground Floor
Approx. 52.8 sq. metres (567.9 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.2 sq. feet)

