

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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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.*

**13 HURN ROAD  
CHRISTCHURCH BH23 2RJ**

**Price £575,000**

Freehold



*A spacious and well presented 3 bedroom detached family home located in the ever popular district of West Christchurch.*

*In brief the accommodation comprises of Entrance Hall, Utility/Ground Floor Cloaks, well proportioned Lounge/Diner and Modern style kitchen to the ground floor. To the first floor there is the landing with feature window, 3 good size bedrooms and family bathroom with bath and separate shower cubicle.*

**TO THE FRONT OF THE PROPERTY THERE IS OFF ROAD PARKING FOR APPROXIMATELY 3 VEHICLES WHICH IN TURN LEADS TO THE ATTACHED GARAGE WHICH HAS A SEPARATE WORKSHOP AT THE REAR. THE REAR GARDEN IS ALSO OF A GOOD SIZE AND MAINLY LAID TO LAWN.**

**THE PROPERTY BENEFITS FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, TWYNHAM SCHOOL CATCHMENT. THE VENDOR ALSO HAS FULL PLANNING PERMISSION FOR A TWO STOREY EXTENSION TO THE REAR which has now lapsed but could be re-applied for.**

**13 HURN ROAD, CHRISTCHURCH BH23 2RJ**

- **DETACHED FAMILY HOME**
- **FULL PLANNING PERMISSION GRANTED FOR A TWO STOREY EXTENSION (PLANS IN OFFICE TO VIEW) now lapsed but could be re-applied for.**
- **3 BEDROOMS**
- **SPACIOUS LOUNGE/DINER**
- **MODERN STYLE KITCHEN**
- **MODERN FOUR PIECE BATHROOM**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING**
- **CLOSE TO WOODLAND WALKS**
- **GARAGE AND WORKSHOP**
- **GROUND FLOOR**  
**UTILITY/CLOAKROOM**
- **TWYNHAM SCHOOL CATCHMENT**
- **CLOSE TO LOCAL SHOPS AND BUS ROUTES**



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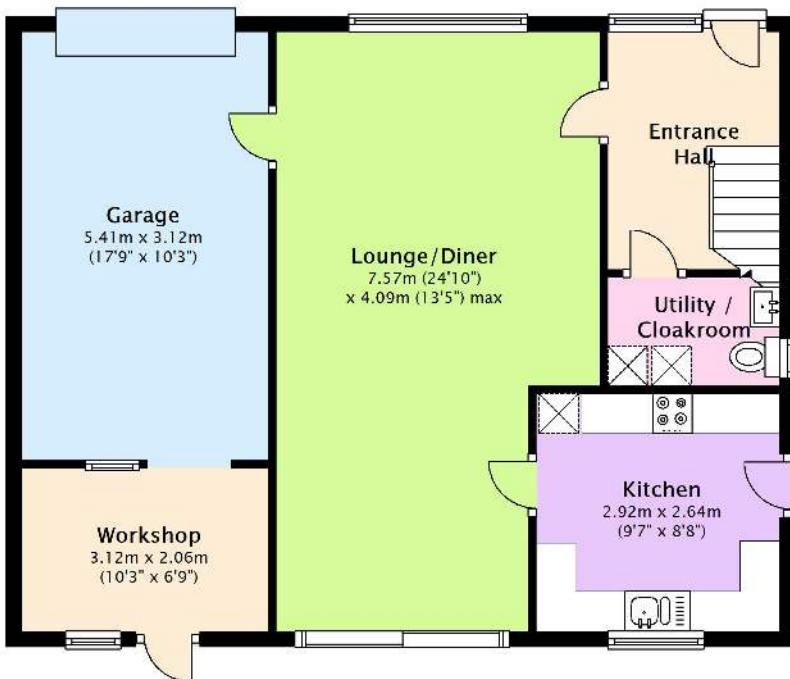
**EPC RATING : C**

**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.

**Ground Floor**

Approx. 71.0 sq. metres (764.1 sq. feet)



**First Floor**

Approx. 47.2 sq. metres (508.3 sq. feet)

