



76 Stanpit, Christchurch

£400,000 Asking Price

**Mitchells**  
1963 — TODAY

# 76 Stanpit Christchurch, Dorset, BH23 3NA

A stunning character cottage of nearly 850sq. ft situated in this excellent position, right in the heart of Stanpit and just a stone's throw from Stanpit Marsh Nature Reserve and within walking distance of award winning pubs and restaurants, Fisherman's Bank, the historic Mudeford Quay and Avon Beach. This wonderful property features a private, south-west facing rear garden, allocated parking space and viewing is advised to appreciate its full charm.

- Charming character cottage of nearly 850 sq.ft
- Spacious lounge/diner with feature open fireplace
- Good size modern kitchen with access onto the garden
- First floor family bathroom
- Two first floor double bedrooms
- South-west facing rear garden
- Allocated parking space
- Gas central heating and UPVC double glazing
- Within walking distance of the town-centre and Stanpit Marsh Nature Reserve
- Freehold, No Chain
- Council Tax Band 'D' - EPC rating 'D'

