



Total Area: 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Somerford Road, Christchurch

£295,000 Asking Price

**Mitchells**  
1963 — TODAY

# Somerford Road Christchurch, Dorset, BH23 3QG

A stunning purpose built maisonette, recently refurbished featuring superb accommodation totalling nearly 1000 sqft and boasting its own private garden, parking space and 176 year lease. This lovely home is conveniently situated within easy reach of shops, bus routes, local infant and junior schools and a short walk from the historic centre of Christchurch and Avon Beach.

- Impressive purpose built maisonette of nearly 1,000 sq ft
- Three good sized bedrooms
- Impressive refitted bathroom with separate walk in shower
- Stylish fitted kitchen/breakfast room with quality units
- Bright and airy sitting room with a feature fireplace
- Substantial entrance hall with plenty of storage
- Private garden with plenty of sheds, storage and a large lawn
- Allocated parking space
- 176 Lease remaining
- £46pcm Maintenance which includes buildings insurance
- Council Tax 'B' - £1,725.10
- EPC rating 'C'

