



Total Area: 75.2 m<sup>2</sup> ... 809 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Utrecht Court, Purewell

£325,000 Asking Price

**Mitchells**  
 1963 — TODAY



# 12 Utrecht Court Purewell, Christchurch, BH23 1HP

A delightful two-bedroom mews style townhouse of approximately 809 sq ft featuring a lovely private garden, spacious living/dining room and modern, refitted shower-room. Situated on the popular Avon Village development in the historic district of Purewell. Built in the late 1980's the property is located within walking distance to Christchurch Town Centre, local shops, doctors surgery and bus routes. Vacant Possession.

- Mews style end terraced house of approximately 809 sqft
- Two first floor bedrooms
- Refitted shower-room
- Spacious lounge/dining room with access to the garden
- Modern kitchen with some integrated appliances
- Private rear garden with storage shed
- Gas central heating and uPVC double glazed windows
- Convenient location within walking distance to local amenities and Christchurch Town Centre
- Vacant Possession
- Council Tax Band 'C' - £2,068.69
- EPC rating 'C'

