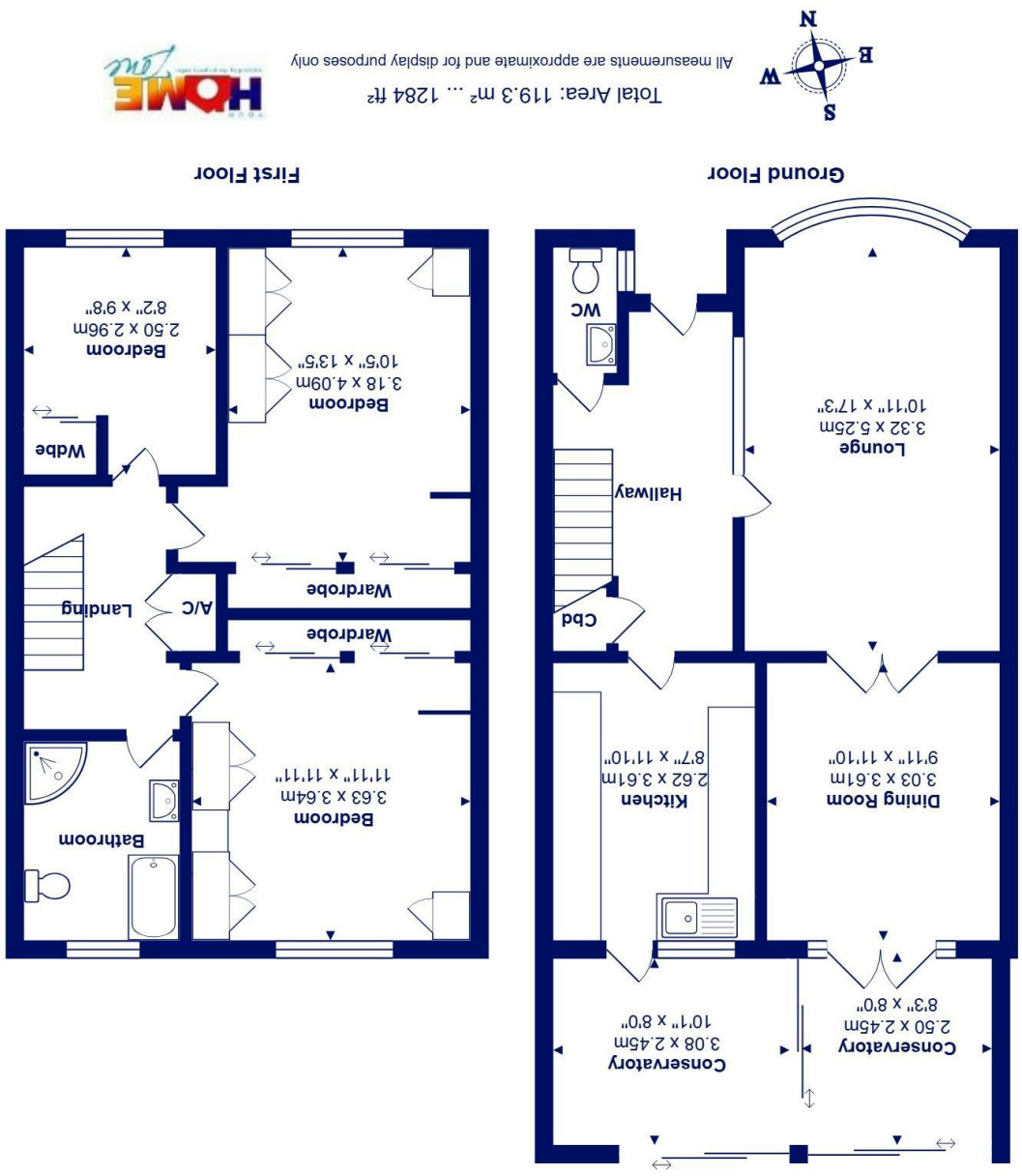

Total Area: 119.3 m² ... 1284 ft²

All measurements are approximate and for display purposes only

11 Pelham Close, Stanpit, BH23 3LG *£400,000*

Mitchells

1963 — TODAY

** NO CHAIN ** An end terrace Georgian style townhouse of nearly 1300 sq ft featuring spacious room sizes, conservatory extension, south facing rear garden and a garage in a nearby block.

Tucked away in a lovely position and within walking distance of Stanpit Marsh Nature Reserve, Christchurch Town Centre and local bus routes.

- End terraced property of nearly 1300 sq ft
- Three double bedrooms
- Large family bathroom and separate ground floor w/c
- Spacious lounge and separate dining room
- Conservatory extension
- Kitchen with some integrated appliances
- South facing rear garden
- Garage in a nearby block
- Convenient location with local amenities within walking distance
- Maintenance fee £706 pa for communal areas

EPC Rating Band: D
Council Tax Band: D
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

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