



4 Spellers Way, Stanpit, BH23 3FE *£435,000*

Mitchells

1963 — TODAY

** No Forward Chain ** A modern three bedroom semi detached house of nearly 1000 sqft situated in a quiet cul de sac in the heart of Stanpit. Enviably located a stones throw from Stanpit Marsh Nature Reserve with the historic town of Christchurch, Avon Beach and Mudeford Quay all within walking distance.

This lovely property features open plan living accommodation with a modern fitted kitchen, three bedrooms, two bath/shower rooms and a downstairs w/c. Other benefits include parking for two cars and a private rear garden.

- Modern semi detached house of nearly 1000 sqft
- Three first floor bedrooms
- Family bathroom and ensuite shower room
- Downstairs w/c
- Modern kitchen with integrated appliances
- Open plan living accommodation
- Two allocated parking spaces
- Private rear garden
- No forward chain
- Annual maintenance fee £250 p/a

EPC Rating Band: C
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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