



**2b Croft Road, Christchurch, Dorset. BH23 3QQ**

**£1,350 Monthly**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





**2b Croft Road, Christchurch, Dorset. BH23 3QQ**

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An unfurnished three bedroom detached bungalow to let from the beginning of April 2026. The property is located within easy reach of bus routes to Christchurch and local shops and schooling. Situated in a quiet no through road.



## ENTRANCE PORCH (3' 10" X 3' 10") OR (1.18M X 1.16M)

Outside light and UPVC double glazed door provides access to Entrance Porch. Ceiling light, double glazed window facing front aspect, quarry tiled flooring, single glazed door provides access to:

## ENTRANCE HALL (19' 4" X 3' 11") OR (5.90M X 1.20M)

Mains voltage smoke detector, ceiling light point, daylight panel from loft, the loft is not part of the property. CO detector, central heating thermostat and programmer, radiator, power points, low level cupboard provides access to safety trip consumer unit, electric and gas meters, door provides access to coats storage cupboard, cupboard provides access to airing/boiler cupboard with Baxi wall mounted central heating boiler with slatted shelving below. Door provides access to:

## SITTING ROOM (14' 3" X 12' 11") OR (4.35M X 3.93M)

Ceiling light point, double glazed windows to either side of chimney breast, patio doors provide access to patio and rear garden, power points, TV aerial connection point, satellite connection point, dis-used Marble fireplace surround, double panelled radiator, serving hatch through to kitchen.

## BREAKFAST ROOM (9' 11" X 7' 0") OR (3.01M X 2.13M)

Breakfast area which measures 3.01m x 1.63m. (9'11" x 7'0") with UPVC double glazed window overlooking rear garden aspect, Ceiling light, serving hatch to Sitting Room. Newly fitted Granite coloured vinyl flooring and opening provides access to main kitchen area.

## KITCHEN (9' 11" X 7' 0") OR (3.01M X 2.13M)

Ceiling spotlights, comprehensive range of eye level and floor mounted kitchen units. Stainless steel twin drainer sink unit with monobloc mixer tap. Space for electric or gas cooker, stainless steel filter hood, space and plumbing for washing machine. Dual aspect with UPVC double glazed window facing side and rear aspect, UPVC double glazed door providing access to side driveway with outside porch canopy with driveway providing access to garage and gate leading to rear garden.

## BEDROOM 1 (11' 11" X 11' 4") OR (3.63M X 3.45M)

Ceiling light point, UPVC double glazed window facing front aspect, radiator beneath, power points.

## BEDROOM 2 (10' 9" X 10' 1") OR (3.27M X 3.07M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath. Power points.

## BEDROOM 3 (11' 3" X 66' 1") OR (3.44M X 20.15M)

Ceiling light point, double glazed window facing side aspect, radiator, power points.

## SHOWER ROOM (5' 5" X 5' 0") OR (1.64M X 1.53M)

Enclosed ceiling light, opaque UPVC double glazed window facing side aspect, double width shower cubicle with sliding glazed door with matching side screens. Access to thermostatically controlled shower mixer, bar with adjustable shower attachment above. Pedestal wash hand basin with hot and cold taps, towel rail, mirror fronted medicine cabinet, wall mounted electric heater, Vinyl cushion flooring. Fully tiled walls.

## SEPARATE WC (5' 5" X 2' 7") OR (1.64M X 0.79M)

Enclosed ceiling light, opaque UPVC double glazed window. Tiling to full height including Vinyl flooring, low level cistern with flush.

## OUTSIDE

Front drive provides parking for approximately two vehicles with the tail end of the driveway fenced off with path providing access to garage and side gate. The front garden is laid to lawn enclosed by low level panelled fencing or brick walling to two sides. Outside water tap.

## GARAGE (15' 4" X 8' 2") OR (4.68M X 2.48M)

Of brick construction, outside waterproof socket.

## REAR GARDEN

Concrete patio area adjoins the property with the remainder of the garden laid to lawn. Two established mature trees provide shade and screening from neighbouring properties at the rear. Additional shrubs and bushes to the Northerly boundary screening the property from adjacent flats. The property is enclosed by close boarded fencing with concrete posts. Situated behind the garage is an under cover area/lean-to ideal for garden but is not water tight but makes an ideal seating area in the evening. Outside security sensor light, gate provides return access to side drive.

## VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Highcliffe proceed along the Lymington Road and continue until reaching the Somerford Roundabout. Turn left into Somerford Road and take the fourth turning left into Croft Road

## WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



## DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

### Complaints Procedure

Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website [www.tpos.co.uk](http://www.tpos.co.uk)

## EPC RATING

The EPC rating for this property is D58

GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.