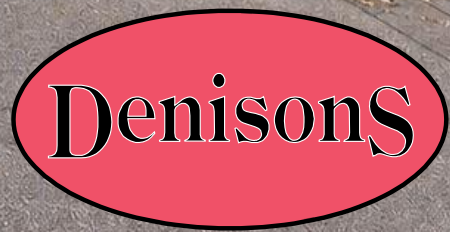




38 Scotts Hill Lane



38 Scotts Hill Lane

Christchurch, BH23 1HF

£440,000

Situated in a DESIRABLE LOCATION and offered with NO FORWARD CHAIN, this deceptively spacious end-of-terrace property offers well-presented and versatile accommodation throughout. The home features four well-proportioned bedrooms, including a ground-floor bedroom and downstairs toilet, making it ideal for a variety of living arrangements. The main bedroom benefits from an en suite shower room, in addition to a separate family bathroom. The property also boasts a large lounge/diner, a generous kitchen, and a separate utility room, providing excellent practical living space for modern family life. Externally, there are two small, low-maintenance rear gardens and off-road parking for two cars. Ideally positioned within walking distance of the town centre, local doctors' surgeries, pharmacies, amenities, the Priory, as well as a variety of pubs and restaurants, this fantastic home is perfectly suited to families, downsizers, or those looking for a holiday home. Viewings are highly recommended.



W/C 5' 0" x 3' 11" (1.52m x 1.19m)

Bedroom 1 11' 0" x 7' 10" (3.36m x 2.38m)

Kitchen 12' 8" x 7' 7" (3.85m x 2.31m)

Utility 7' 10" x 6' 1" (2.38m x 1.86m)

Living Room 16' 2" x 11' 2" (4.94m x 3.41m)

Dining Room 9' 5" x 8' 3" (2.87m x 2.51m)

Bedroom 2 9' 5" x 7' 9" (2.87m x 2.35m)

Bedroom 3 14' 6" x 9' 9" (4.42m x 2.97m)

Bathroom 9' 4" x 5' 5" (2.84m x 1.66m)

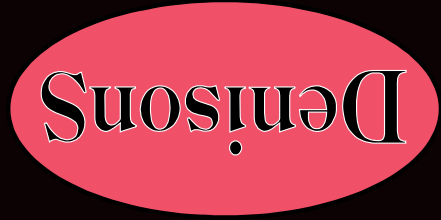
Bedroom 4 9' 9" x 17' 3" (2.97m x 5.25m)

En-suite 6' 3" x 5' 11" (1.91m x 1.81m)





Score	Energy rating	Current	Potential
92+	A	69 C	77 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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