



**35 Canberra Road, Christchurch**  
Christchurch

In Excess of **£350,000**

**JM**  
Jordan Marks Estates





## 35 Canberra Road

Christchurch

Nestled within the sought-after Twynham school catchment, this captivating 3 bedroom bungalow presents a rare opportunity for buyers seeking a property with vast potential. Offered with no chain and competitively priced to sell, this remarkable residence boasts a generous large plot, enticing the imagination for redevelopment possibilities. With over 1200sq.ft of accommodation, this home greets you with ample off-road parking, a huge draw for busy families or those with multiple vehicles.

Flowing seamlessly from the living areas, the outside space of this property beckons for leisurely afternoons and al fresco dining. Step outside to discover a serene setting, ideal for outdoor entertaining or simple relaxation. The expansive outdoor grounds provide the perfect blank canvas for any extension enhancing the charm and appeal of this already distinguished property. A hidden gem in a prime location, this bungalow offers a rare chance to shape your ideal living space and secure a valuable investment in a highly-regarded community.



**Ground Floor**



**First Floor**

Total floor area 112.9 m<sup>2</sup> (1,215 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party





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Situation This highly desirable residence is superbly located in West Christchurch close to Christchurch Town Centre with its mainline railway station, historic Priory and weekly market. Bournemouth's blue flag award winning beaches are located close by. The cathedral cities of Winchester and Salisbury are all also easily commutable. Local Authority & School Catchment Areas. BCP Council ~ Council Tax Band D ~ Twynham School. Asking Price £350,000

Tenure Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain
- Priced to Sell
- Large plot
- Redevelopment Opportunity
- Twynham school catchment
- Over 1200sq.ft of accommodation
- Ample off road parking







## Jordan Marks estates

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