



28 Elizabeth Avenue

**DenisonS**

DenisonS

# 28 Elizabeth Avenue

Christchurch, BH23 2DW

Offers In The Region £440,000

This EXTENDED FAMILY HOME is situated within the TWYNHAM SCHOOL CATCHMENT area of Christchurch and retains a wealth of charm and character. The accommodation comprises of THREE BEDROOMS, extended open plan kitchen/breakfast room with bi-fold doors which lead into the low maintenance back garden, lounge/diner, separate living room, downstairs WC and modern family bathroom. The property benefits from off road parking and is approximately one mile from Christchurch Town Centre and close to bus routes and local shops. We strongly recommend an early internal viewing to appreciate the accommodation on offer.





**Hallway**

**Kitchen/Breakfast Room 15' 4" x 12' 9" (4.67m x 3.88m)**

**Lounge/Diner 15' 4" x 12' 6" (4.67m x 3.81m)**

**Living Room 12' 7" x 10' 2" (3.83m x 3.10m)**

**Downstairs WC**

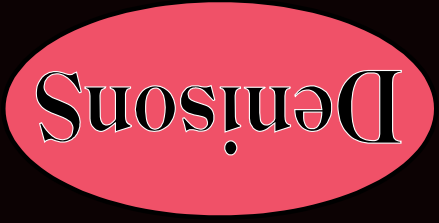
**Bedroom One 13' 3" x 10' 2" (4.04m x 3.10m)**

**Bedroom Two 13' 0" x 9' 6" (3.96m x 2.89m)**

**Bedroom Three 7' 3" x 5' 10" (2.21m x 1.78m)**

**Family Bathroom**





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

Mayfair  
 Cashel House, London, W1U 3JT  
 0870 112 7099  
 mayfair@denisons.com

Christchurch  
 12 Castle Street, Christchurch BH23 1DT  
 01202 484748  
 christchurch@denisons.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |
|       |               | 56 D    |           |
|       |               |         | 84 B      |

