



8 Friars Road

DenisonS

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Christchurch, BH23 4EA

£1,100,000

A fantastic opportunity has arisen to acquire a **FOUR DOUBLE** bedroom detached chalet bungalow with over 2,300 sq.ft. of accommodation set back on one of **FRIARS CLIFF** premier roads. The present owners have taken great care of the property, having replaced the kitchen, bathroom, shower room, boiler and added radiators, new windows and doors. They have also added a large quality conservatory. The alarm has been recently upgraded linked to a mobile app. including the office. The property comprises of four good sized bedrooms ,a spacious first- floor landing area, large living room, dining room, separate kitchen/breakfast room, conservatory on the ground floor, shower room and utility room. Upstairs there are two further double bedrooms, including the master with en-suite. The property also boasts a private front and rear garden, plenty of space for off road parking, a double garage with an attached office/garden room with power. Avon Beach is only a short walk away, as are local shops and a bus stop. The town of Christchurch is approximately 2 miles away. The vendors are suited and ready to move with no further forward chain. This property needs to be viewed to be appreciated.



Porch

Hallway

Kitchen/Breakfast Room 11' 8" x 12' 10" (3.55m x 3.91m)

Dining Room 12' 0" x 12' 10" (3.65m x 3.91m)

Conservatory 11' 7" x 10' 9" (3.53m x 3.27m)

Utility Room

WC

Lounge 12' 11" x 18' 11" (3.93m x 5.76m)

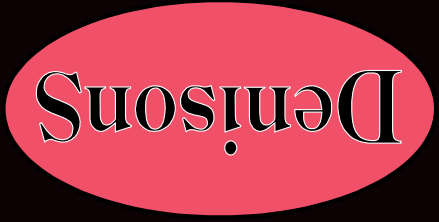
Bedroom Four/Study 8' 8" x 15' 11" (2.64m x 4.85m)

Bedroom Three 12' 11" x 9' 0" (3.93m x 2.74m)

First Floor Landing

Master Bedroom 13' 0" x 14' 9" (3.96m x 4.49m)





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

