



8 The Moorings

DenisonS

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Christchurch, BH23 1JJ

£775,000

This is an extremely well presented **THREE BEDROOM TOWN HOUSE** situated in the gated section of the **WATERSIDE DEVELOPMENT**. The accommodation is spread over a number of levels and includes spacious living room, good sized kitchen/diner, separate WC, **MODERN EN-SUITE SHOWER ROOM** to the master bedroom and further family bathroom. From the principal rooms there are **VIEWS ONTO THE MARINA BASIN**. There are **TWO MOORINGS** conveyed with the property, first of which is in the basin and measures approx. 14ft and on the pontoon on the River Stour is a second mooring for a larger 26ft boat. Further benefits include **BEING OFFERED FOR SALE WITH NO FORWARD CHAIN**, security gates, **TWO PARKING SPACES**, integral garage, gas fired central heating and modern double glazing. From the lounge there is access to the extended balcony which has access onto the marina basin and into the under house storage. Riverside properties within this price range are rarely available and we therefore recommend an early internal inspection to fully appreciate the accommodation on offer. Service/Maintenance £1,000 P/A



Entrance Hall

Integral Garage 17' 4" x 8' 2" (5.28m x 2.49m)

Living Room 17' 5" x 14' 7" (5.30m x 4.44m)

Extended Balcony

Kitchen/Diner 17' 8" x 10' 6" narrowing to 8' 2" (5.38m x 2.49m)

Separate WC

Master Bedroom 14' 7" x 11' 3" (4.44m x 3.43m)

En-suite Shower Room 8' 3" x 5' 8" (2.51m x 1.73m)

Bedroom Three 12' 5" x 0' 2" (3.78m x 0.05m)

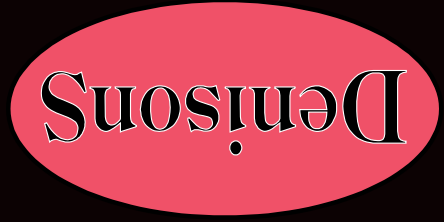
Bedroom Two 14' 7" x 11' 7" (4.44m x 3.53m)

Family Bathroom 29' 6" x 5' 9" (8.98m x 1.75m)

Two Off Road Parking Spaces

Two Moorings





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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	
81-91	B		82 B
92+	A		

