



1 Manor Road



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Christchurch, BH23 1LT

Offers in Excess of £550,000

Within WALKING DISTANCE of Christchurch High Street, this FIVE BEDROOM Edwardian style detached house is set on a LARGE CORNER PLOT and is conveniently located. The property is need of a full refurbishment but still has some original features including original doors, staircase and stain glass windows. On offer is five good sized bedrooms, large kitchen/dinner, two large receptions, family bathroom, wet room, utility and a large wrap around garden. We strongly recommend an internal viewing to appreciate the accommodation on offer.



Entrance Hall

Utility

Separate WC

Kitchen/Breakfast Room 13' 8" x 9' 2" (4.16m x 2.79m)

Lounge 15' 8" x 14' 3" (4.77m x 4.34m)

Dining Room 14' 10" x 12' 10" (4.52m x 3.91m)

First Floor Landing

Bedroom One 14' 10" x 12' 10" (4.52m x 3.91m)

Bedroom Two 14' 10" x 12' 10" (4.52m x 3.91m)

Bedroom Three 15' 5" x 12' 10" (4.70m x 3.91m)

Family Bathroom

Separate WC

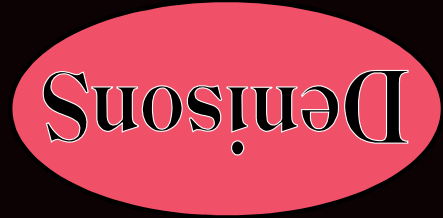
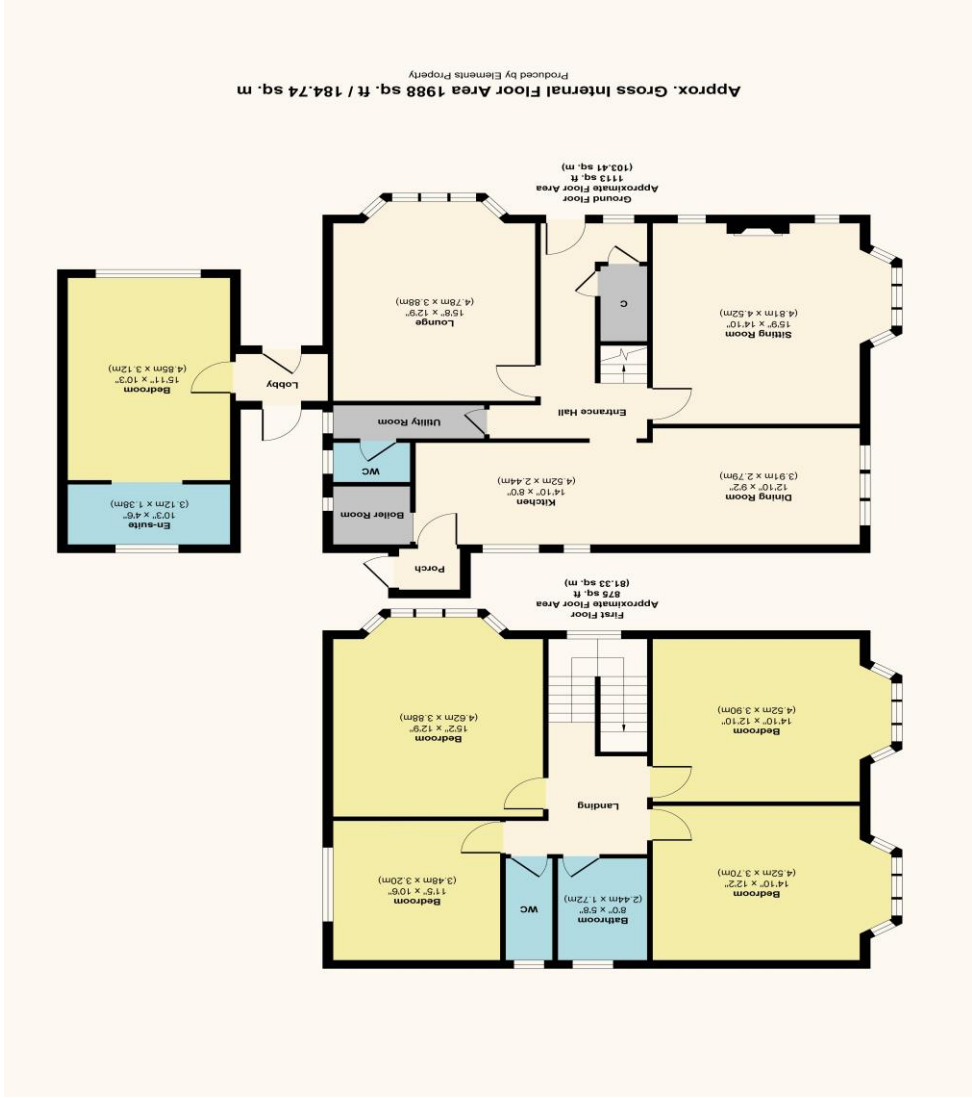
Bedroom Five & Wet Room 22' 0" x 11' 5" (6.70m x 3.48m)

Off Road Parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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

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

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