



2 Canberra Road



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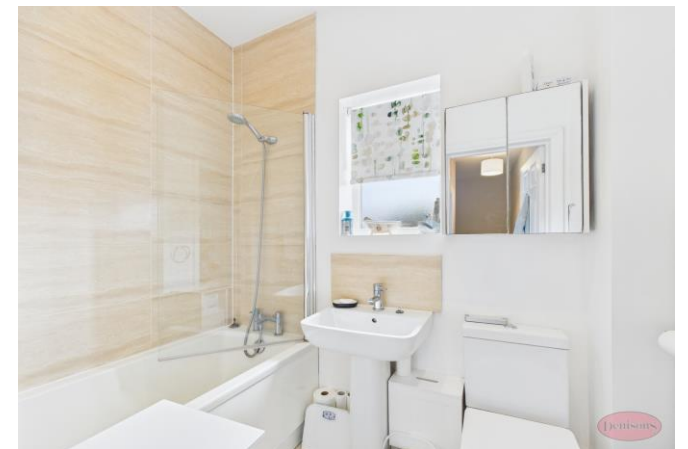
Christchurch, BH23 2HL

Offers in Excess of £375,000

A superbly presented semi-detached home, ideally located in a popular and highly convenient area. This delightful property features two generous double bedrooms, a spacious 19ft lounge/diner ideal for both relaxing and entertaining and a modern, well-equipped kitchen with integrated appliances.

The ground floor also includes a contemporary family bathroom, a handy downstairs W/C and a light-filled sun room/conservatory that opens onto a private, low-maintenance rear garden—perfect for outdoor living.

Additional benefits include off-road parking and the property sits within the catchment area for the highly regarded Christchurch and Twynham schools. Located just a short stroll from local shops, popular pubs, scenic riverside walks and excellent transport links, this home offers an exceptional combination of comfort, convenience, and lifestyle.



Kitchen 12' 10" x 8' 11" (3.91m x 2.72m)

Living Room 10' 3" x 9' 5" (3.12m x 2.87m)

Dining Room 9' 10" x 9' 10" (2.99m x 2.99m)

Hall 7' 5" x 10' 7" (2.26m x 3.22m)

W/C 3' 10" x 5' 6" (1.17m x 1.68m)

Upstairs Hallway 3' 8" x 8' 8" (1.12m x 2.64m)

Primary Bedroom 13' 2" x 10' 0" (4.01m x 3.05m)

Bedroom Two 13' 2" x 9' 0" (4.01m x 2.74m)

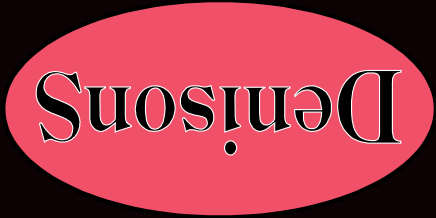
Bathroom 7' 0" x 5' 7" (2.13m x 1.70m)

Parking





Score	Energy rating	Current	Potential
92+	A		85 B
81-91	B		71 C
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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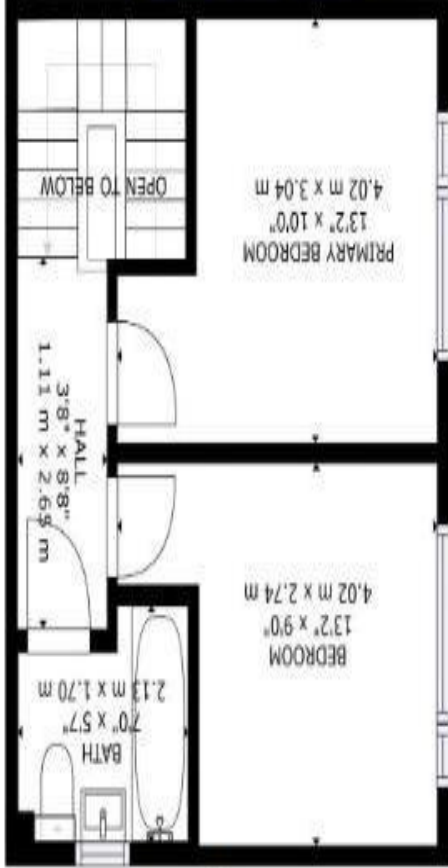
christchurch@denisons.com

01202 484748

12 Castle Street, Christchurch BH23 1DT

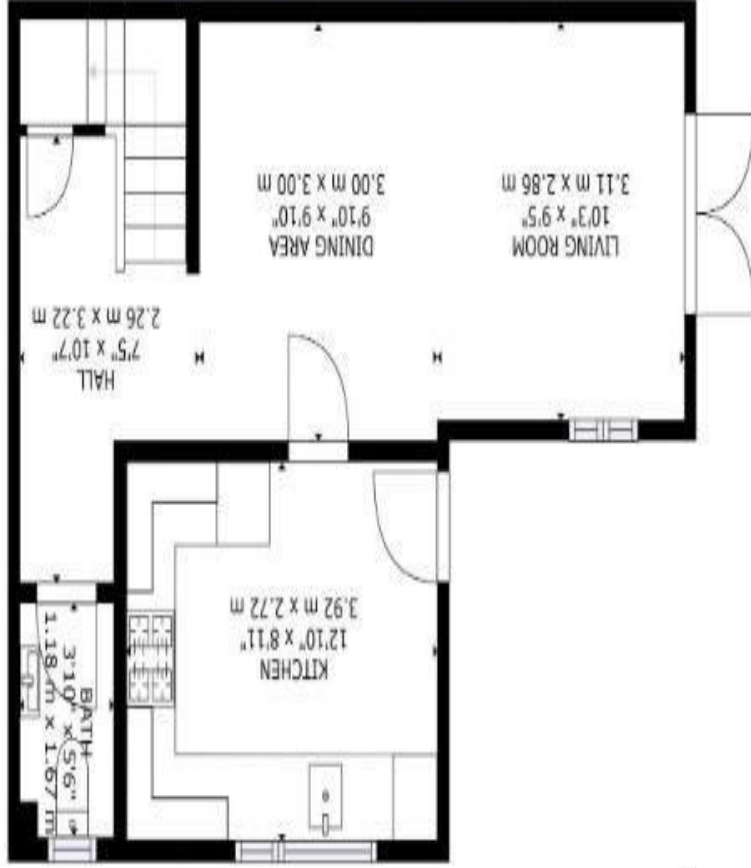
Christchurch

FIRST FLOOR



View in fullscreen

GROUND FLOOR



Floorplan