



Connells

Dennistoun Avenue
Christchurch



Property Description

Connells Southbourne present this 2 - 3 double bedroom detached bungalow benefiting from two reception rooms. This is a great opportunity, as it is a spacious and versatile home which requires a level of refurbishment.

The property currently comprises two double bedrooms, with a loft conversion which could become a third bedroom subject to the necessary planning consents, two generously sized reception rooms and an impressive sun lounge which extends the width of the bungalow to the rear. The rear garden offers privacy and is currently laid mainly to lawn with a good mixture of mature plants and shrubs with an apple tree taking pride of place. The property is being offered chain free.

The particular area is popular amongst families with access to a range of good primary and secondary schools. The property is also conveniently situated approximately 1.4 miles from Christchurch Town Centre with its historic 11th Century Priory, Town Quay and numerous bars, cafes, shops and restaurants. Regular bus services connect the surrounding area with Stanpit Marsh, Mudeford Harbour and the sandy Avon Beach all within easy reach.

Approach

Enclosed behind a low brick built wall with wrought iron double gates allowing access to the property via a tarmac driveway which extends to the detached single garage. The remainder is laid to lawn with stocked borders. Side entrance double glazed door opens into the;

Entrance Hall

Stairs to upper floor. Built-in airing cupboard with immersion tank. Doors to all rooms.

Kitchen

11' 1" x 10' 9" (3.38m x 3.28m)

Two double glazed windows to side aspect. Double glazed window to rear aspect. Range of wall and base units with work surfaces over. Wall mounted gas central heating boiler. 1½ bowl stainless steel sink unit with drainer and mixer tap. Space for electric oven. Space for washing machine. Space for fridge freezer. Single glazed door into sun room.

Sitting Room

Double glazed bay window to front aspect. Brick built feature fireplace with brick shelving to either side. TV point.

Dining Area

Double glazed window to side aspect. Radiator

Sun Room

23' 4" x 11' 1" (7.11m x 3.38m)

Obscure double glazed window to side aspect and obscure double glazed into to rear garden. Double glazed double doors to rear garden.

Bedroom 1

13' 7" max x 11' 1" (4.14m max x 3.38m)
Double glazed bay window to front aspect. TV point. Radiator.

Bedroom 2

11' 7" x 10' 7" (3.53m x 3.23m)
Double glazed patio doors into sun room. Built-in storage cupboards. Radiator.

Family Bathroom

Obscure double glazed window to side aspect. Pedestal wash hand basin. Low level WC. Shower with power shower. Part tile walls. Part tongue and groove.

Upstairs Room

22' 3" x 10' 5" (6.78m x 3.17m)

Double glazed window to the front. This room could make a third bedroom, subject to the necessary planning consents. Roof window.

Rear Garden

Enclosed on all sides. Mainly laid to lawn with paved pathway extending along the side of the garage to an area of hard standing behind the detached single garage. The rear garden is planted with a good variety of mature plants and shrubs with a mature apple tree standing proud towards the rear of the garden.

Garage

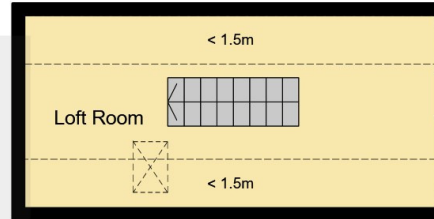
19' 5" x 11' 11" max (5.92m x 3.63m max)

Up and over door. Power and light. Door to garden. Area of hardstanding to the rear of the garage.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01202 423 281
E southbourne@connells.co.uk

73 Southbourne Grove
BOURNEMOUTH BH6 3QU

EPC Rating: E

view this property online connells.co.uk/Property/SBN306001



Tenure: Freehold



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