



32 Walkford Way
Christchurch

£1,850 PCM

A beautifully presented and recently renovated two-bedroom bungalow located in Walkford, featuring a brand-new kitchen. The property offers the added benefits of a spacious garage, off-road parking for two vehicles, and a generously sized garden. Holding Deposit: £426 Security Deposit: £2134 Council Tax Band: D



- New Kitchen • Low Maintenance Bungalow • Large Garden • Spacious Garage • Quiet Location • Renovated Throughout • New Flooring • New Carpets • No Pets • Viewing Recommended

Upon entering through the front door, you are welcomed into a hallway that connects to all principal rooms. The living room seamlessly flows into a bright and airy conservatory, which overlooks the expansive, sunny garden.

Both double bedrooms are positioned at the front of the property, offering a cozy yet spacious layout. The newly installed kitchen is equipped with modern appliances, including a fridge, freezer, integrated dishwasher, washing machine, electric oven, and hob. There's also space for a small breakfast table and a side door providing convenient access to the garden.

The outdoor area boasts a predominantly lawned garden with beautifully maintained shrub borders, creating a tranquil retreat. At the front, you'll find a neat lawn alongside a large garage and a driveway accommodating two cars. Situated in a peaceful location, this property is within easy reach of local amenities and the A35.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

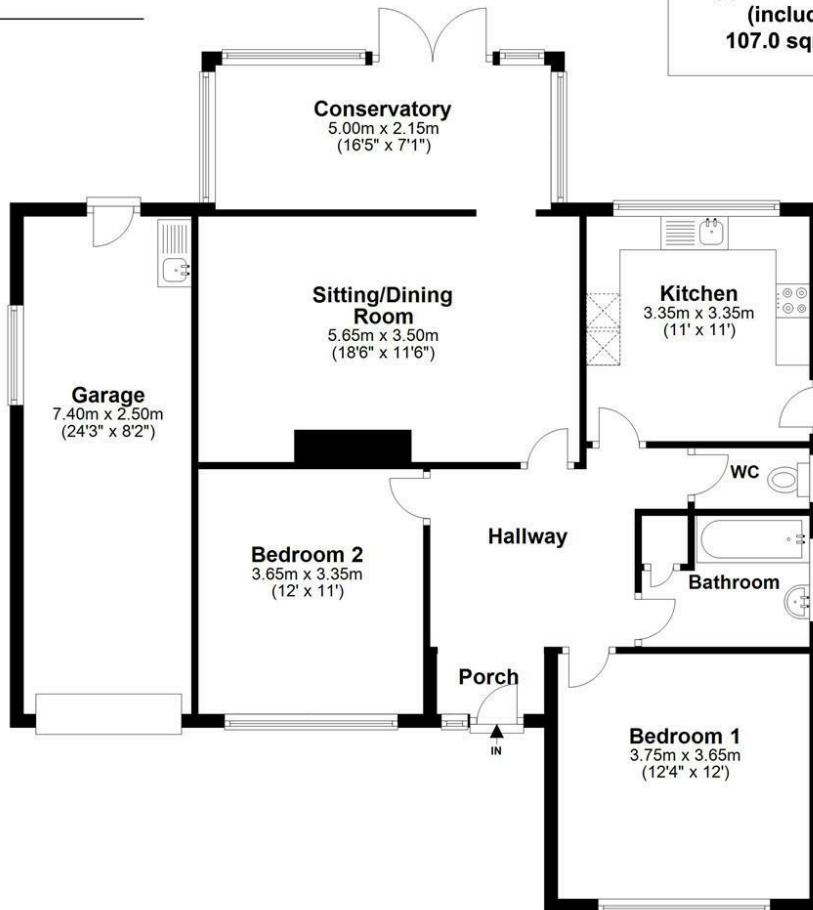
To pass referencing you will need to prove an annual income of £55,500.

ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £2,134 Available From: 17th February 2025



Floor Plan



Approx Gross Internal Area
(including Garage)
107.0 sqm / 1152.1 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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LETTINGS

ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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