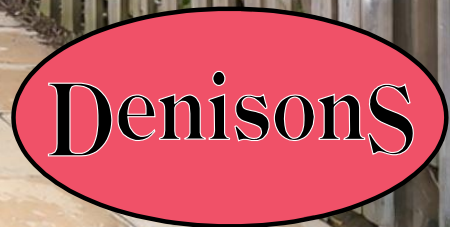




22 Burnett Road



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Christchurch, BH23 2DL

£295,000

A TWO BEDROOM PROPERTY WITH, PRIVATE REAR GARDEN & OFF-ROAD PARKING A well-positioned two-bedroom property offering an excellent opportunity for those looking to create a home to their own taste, with potential to modernise and adapt the accommodation if desired. Ideally situated within a popular and convenient residential location, the property is offered for sale by motivated sellers. The accommodation provides well-proportioned living space, complemented by gas central heating throughout. While the property would benefit from some modernisation, it offers an exciting opportunity for a new owner to update and personalise the home to suit their individual requirements. To the rear is a large and private garden, providing a generous outdoor space with excellent potential for entertaining, relaxing or further landscaping. The property also benefits from off-road parking, adding valuable convenience. The location is particularly appealing, being within walking distance of Christchurch Train Station, providing excellent transport links for commuters. The property also falls within the Twynham catchment area, subject to confirmation. A short stroll brings you to the popular Barrack Road amenities, with a range of everyday shops and services, while Christchurch Retail Park is also within easy reach. An excellent opportunity for a first-time buyer or buy-to-let investor, with the added benefit of scope to modernise and adapt the property according to preference.



Lounge 12' 4" x 11' 6" (3.76m x 3.50m)

Kitchen 8' 0" x 7' 7" (2.44m x 2.31m)

Bathroom 8' 0" x 4' 5" (2.44m x 1.35m)

Bedroom 1 15' 4" x 11' 6" (4.67m x 3.50m)

Bedroom 2 12' 6" x 8' 2" (3.81m x 2.49m)

Garden

Parking





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

Not to Scale. Produced by The Plan Portal 2026
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