



157 Barrack Road

DenisonS

DenisonS

# 157 Barrack Road

Christchurch, BH23 2AP

£399,950

This well-presented semi-detached family home offers comfortable and versatile living throughout. The property features three well-proportioned bedrooms and a spacious lounge enhanced by a characterful bay window, creating a bright and welcoming space. The home benefits from a newly refurbished family bathroom, finished to a modern standard, and a contemporary kitchen with the added convenience of a separate pantry. Externally, the property boasts garage and driveway parking for multiple vehicles, along with a private, low-maintenance rear garden ideal for relaxing or entertaining. Additional accommodation includes a conservatory/utility room, providing flexible extra living or storage space. Situated within the highly regarded Twynham School catchment area and within walking distance of local amenities and transport links, this home is ideally suited for families and commuters alike.



**Sitting Room 17' 8" x 11' 2" (5.38m x 3.40m)**

**Kitchen/Breakfast Room 17' 0" x 11' 7" (5.18m x 3.53m)**

**Pantry 6' 9" x 3' 0" (2.06m x 0.91m)**

**Conservatory/Utility Room 10' 4" x 7' 2" (3.15m x 2.18m)**

**Bedroom 1 13' 6" x 10' 7" (4.11m x 3.22m)**

**Bedroom 2 13' 2" x 9' 7" (4.01m x 2.92m)**

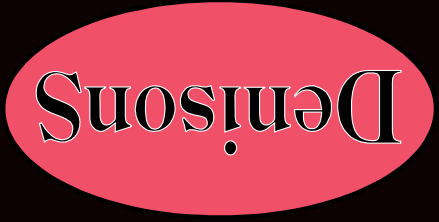
**Bedroom 3 7' 9" x 6' 9" (2.36m x 2.06m)**

**Bathroom**

**Garage**

**Parking**





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

www.denisons.com

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

# 157 Barrack Road

Approximate Gross Internal Area  
 1012 sq ft - 94 sq m

