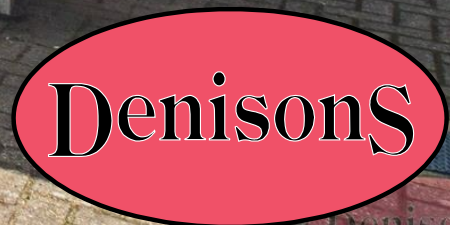




21a Gardner Road



21a Gardner Road

Christchurch, BH23 2DZ

£375,000

Situated in a peaceful and private location, this charming semi-detached bungalow offers a fantastic blend of comfort, convenience and lifestyle appeal. The property features two well-proportioned bedrooms, a contemporary kitchen, and a stylish family bathroom, ideal for modern living. An entrance porch to the front of the property opens into the bright and airy lounge, providing a welcoming space to relax, while the generously sized conservatory offers an additional versatile living area that overlooks the low maintenance south-easterly facing private rear garden—perfect for outdoor dining, gardening, or simply enjoying the sun. Further benefits include off-road parking and a detached garage, ensuring space for vehicles and storage. Ideally positioned just a short stroll from local bus routes, Barrack Road amenities, and popular dog walking spots, this home also falls within the sought-after Twynham School catchment area, making it a desirable option for a wide range of buyers.



Entrance Porch 5' 1" x 3' 3" (1.55m x 0.99m)

Lounge 17' 4" x 10' 2" (5.28m x 3.10m)

Kitchen 11' 9" x 7' 3" (3.58m x 2.21m)

Conservatory 16' 4" x 8' 11" (4.97m x 2.72m)

Bedroom One 11' 10" x 10' 4" (3.60m x 3.15m)

Bathroom 7' 1" x 4' 4" (2.16m x 1.32m)

Bedroom 2 9' 8" x 7' 6" (2.94m x 2.28m)

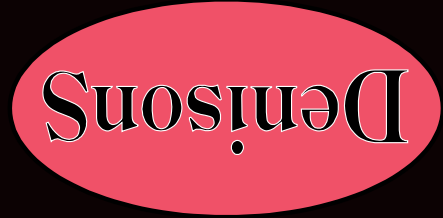
Garden

Parking



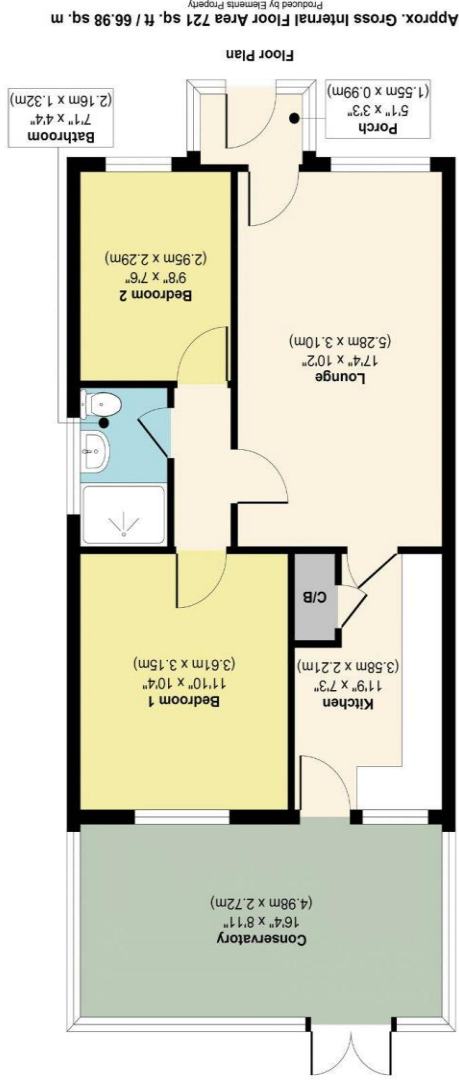


Score	Energy rating	Current	Potential
92+	A	74 C	79 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.denisons.com

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.



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

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