



FOR SALE
Denison
CHRISTCHURCH
01202 483

7 Sorrell Way

DenisonS

7 Sorrell Way

Christchurch, BH23 4LY

£420,000

Situated within a sought-after residential location, this spacious two-bedroom detached bungalow offers an excellent opportunity for buyers looking to modernise and create a home to their own taste and specification. Offered for sale with NO FORWARD CHAIN, the property benefits from generous accommodation, a sizeable rear garden and ample parking. The accommodation comprises a spacious lounge, kitchen, two well-proportioned double bedrooms and a family bathroom. Whilst the property would benefit from modernisation throughout, it offers excellent potential to create a comfortable and attractive home. Further benefits include gas central heating. Externally, the property enjoys a generous rear garden, providing plenty of outdoor space for relaxing, gardening or entertaining, with excellent scope for landscaping to suit individual preferences. The property also benefits from a detached garage with a pitched roof, providing useful parking or storage space, together with driveway parking for additional vehicles.



Lounge 20' 6" x 15' 8" (6.24m x 4.77m)

Kitchen 15' 1" x 7' 10" (4.59m x 2.39m)

Utility Space 9' 6" x 5' 10" (2.89m x 1.78m)

Bedroom 1 13' 4" x 11' 11" (4.06m x 3.63m)

Bedroom 2 9' 9" x 9' 8" (2.97m x 2.94m)

Extension Bed 2 9' 8" x 8' 9" (2.94m x 2.66m)

WC

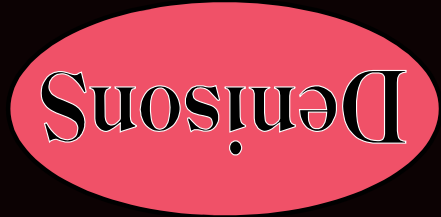
Bathroom

Garage

Driveway

Garden





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Score	Energy rating	Current	Potential
92+	A	69 C	76 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

