



00 Preston Way, Christchurch, BH23 4QT Offers in excess of £355,000

**** OFFERED WITH NO ONWARD CHAIN ****

Situated in a popular residential area of Christchurch, this semi detached bungalow offers well-proportioned accommodation extending to approximately 1,249 sq ft, together with a garage and conservatory. The property provides an excellent opportunity for buyers seeking a home they can update and personalise to their own taste.

The accommodation includes a spacious sitting/dining room, a fitted kitchen, three bedrooms, a shower room, separate WC and a conservatory overlooking the rear garden. A garage and driveway provide ample off-road parking.

Externally, the property benefits from front and rear gardens, offering scope for landscaping and outdoor enjoyment. While the bungalow would benefit from some modernisation, it presents a fantastic opportunity to create a comfortable and contemporary home in a sought-after location.

Conveniently located for local amenities, bus routes and Christchurch town centre, the property is also within easy reach of the area's beautiful coastline and countryside.



Disclaimer

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

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 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

