



MANHATTAN  
0302  
440326

19

19

LITTLE WILLOW

At any time  
→

**P** Mon - Sat  
8 am - 6 pm  
1 hour  
No return  
within 1 hour  
Except  
Permit Holders  
←

19 Avon Buildings

DenisonS

# 19 Avon Buildings

Christchurch, Dorset,  
BH23 1QS  
£335,000

This two-bedroom end terrace cottage is situated in a town central location and is only a stone's throw from local amenities. This cottage is in need of modernisation and improvement but offers great potential. The accommodation comprises of an entrance hallway that leads into the spacious lounge/dining area, kitchen, WC and conservatory. The first floor consists of two double bedrooms and a bathroom. Further benefits include a garden and an outbuilding.



**Entrance Hallway**

**Lounge/Diner 10' 7" x 19' 4" (3.22m x 5.89m)**

**Kitchen 6' 11" x 8' 3" (2.11m x 2.51m)**

**WC**

**Conservatory 6' 1" x 14' 0" (1.85m x 4.26m)**

**First Floor Landing**

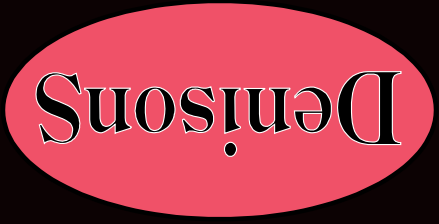
**Bedroom One 14' 3" x 9' 3" (4.34m x 2.82m)**

**Bedroom Two 8' 7" x 9' 9" (2.61m x 2.97m)**

**Bathroom**

**Garden Storage 13' 8" x 11' 3" (4.16m x 3.43m)**





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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	Potential
92+	A	84   B
81-91	B	
69-80	C	64   E
55-68	D	
39-54	E	
21-38	F	
1-20	G	



Total Area: 71.5 m<sup>2</sup> ... 769 ft<sup>2</sup> (excluding garden store)  
 All measurements are approximate and for display purposes only

