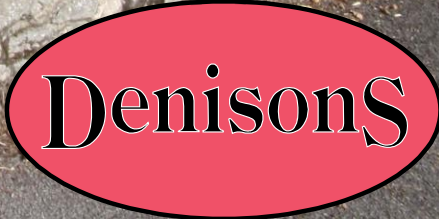




FOR SALE
DenisonS
ESTATE AGENTS
CHRISTCHURCH
01202 484748

82 The Grove



82 The Grove

Christchurch, Dorset, BH23 2HD

£525,000

This stunning, spacious four bedroom versatile family home is located in the ever popular West Christchurch area and within the Twynham School Catchment. Built in 1930's, the current owners have updated whilst retaining the original characteristics. The ground floor accommodation comprises of a large modern kitchen, lounge and dining room with double doors to the large private west facing rear garden. Bedroom one and two are both at the front and large doubles. Furthermore there is a well presented bathroom and separate WC. There is also the convenience of having a separate lean to by the kitchen which could be used as a utility room. Upstairs accommodation comprises of, two more double bedrooms and plenty of loft space. To the front of the property there is ample hard off-road parking.

Please call us to arrange an internal inspection to fully appreciate the accommodation on offer.



Entrance Hall

Kitchen 13' 0" x 12' 6" (3.96m x 3.81m)

Lounge/Diner 13' 0" x 23' 6" (3.96m x 7.16m)

Family Bathroom

Separate WC

Bedroom 1 13' 0" x 16' 1" (3.96m x 4.90m)

Bedroom 2 13' 0" x 14' 10" (3.96m x 4.52m)

Bedroom 3 13' 11" x 12' 1" (4.24m x 3.68m)

Bedroom 4 13' 8" x 13' 10" (4.16m x 4.21m)

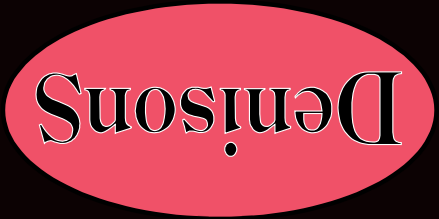
Garage

Council Tax Band E

Directions

From our office in Christchurch proceed to the top of the High Street and at the Fountain Way Roundabout head almost straight across into Bargates. Continue over the railway bridge into Fairmile Road and at the first roundabout take the first exit onto The Grove.



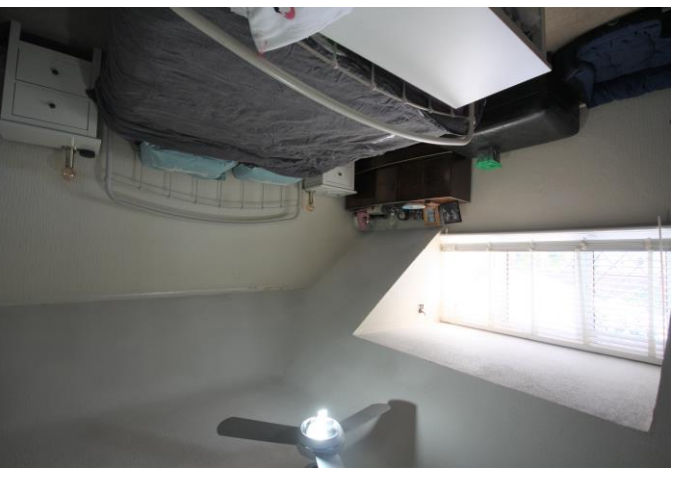


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www.denisons.com

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

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



Energy Performance Certificate HM Government

82, The Green, CHRISTCHURCH, BH23 2HS

Drawing Type: Domestic Dwelling
 Date of Assessment: 22 November 2019
 Date of Certificate: 24 November 2019
 Type of Assessment: RGD40 - existing dwelling
 Reference Number: 8904-6526-4720-1827-213
 TEG: 142 m²

Use this document for:
 • Comparing current ratings of properties to see which properties are more energy efficient
 • Finding out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years:
 £ 3,800
 £ 4,400

Current energy costs of this house:
 £ 4,400

Estimated energy costs of this house:
 £ 2,800 over 3 years
 £ 2,000 over 5 years
 £ 1,800 over 7 years

Lighting
 £ 280 over 3 years
 £ 200 over 5 years
 £ 180 over 7 years

Heating
 £ 2,100 over 3 years
 £ 1,500 over 5 years
 £ 1,300 over 7 years

Hot Water
 £ 420 over 3 years
 £ 300 over 5 years
 £ 270 over 7 years

Fixed costs
 £ 1,100

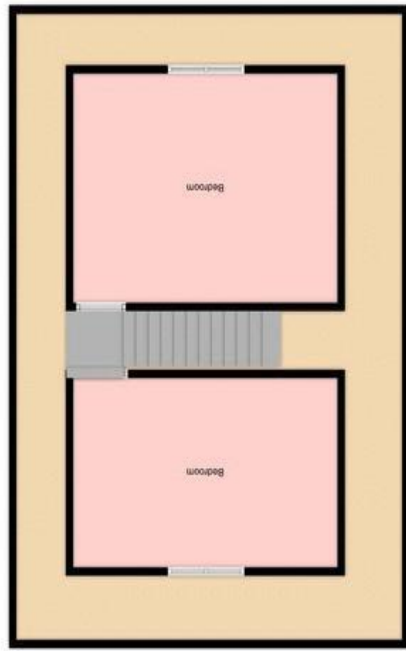
Table 1: Energy costs for heating, lighting and hot water

These figures show the energy costs for heating, lighting and hot water and do not include the energy costs for the electricity used for the lighting and hot water. The energy costs for heating, lighting and hot water are based on the current energy prices and are not intended to be used for comparison purposes. The energy costs for heating, lighting and hot water are based on the current energy prices and are not intended to be used for comparison purposes.

Energy Efficiency Rating
 The figure shows the current energy efficiency of your house.
 The figure shows the lower your rate the more you are likely to save.
 The illustration shows the effect of installing the recommended energy saving measures for heating, lighting and hot water. The energy efficiency rating for a dwelling is based on the energy efficiency of the building and the energy efficiency of the heating, lighting and hot water systems. The energy efficiency rating is based on the energy efficiency of the building and the energy efficiency of the heating, lighting and hot water systems.

Top actions you can take to save money and make your house more efficient:
 Recommended measures over 3 years
 1. Hot water (improved tank) £ 1,100 - £ 1,200
 2. Solar water heating £ 100 - £ 200
 3. Solar photovoltaic panels, 2.0kW £ 2,000 - £ 2,500
 Total cost £ 3,200 - £ 3,900

By taking the recommended measures you can save money and make your house more energy efficient. The energy efficiency rating is based on the energy efficiency of the building and the energy efficiency of the heating, lighting and hot water systems. The energy efficiency rating is based on the energy efficiency of the building and the energy efficiency of the heating, lighting and hot water systems.



First floor