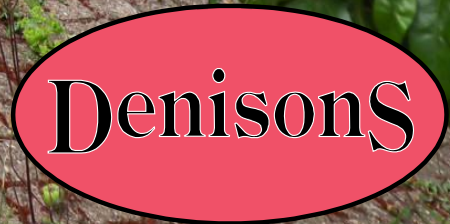




21 Manor Road



21 Manor Road

Christchurch, Dorset, BH23 1LU

Offers in the Region Of £600,000

This FIVE BEDROOM detached family home is situated within less than half a mile away from Christchurch town centre. The spacious property would benefit from modernisation throughout. The internal accommodation is spread across two floors with the ground floor comprising of a bright and airy living room, kitchen/breakfast room, utility room, bedroom, shower room, WC and a garage. To the first floor there is four double bedrooms, office/study, WC and a family bathroom. Externally there is a approx. 90ft rear garden with brick built storage shed and greenhouse. Benefits of the property include ample off-road parking, Twynham school catchment and NO FORWARD CHAIN. An internal viewing is strongly recommended to fully appreciate the opportunity this property has to offer.



Porch

Hallway

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

Dining Area 11' 5" x 13' 1" (3.48m x 3.98m)

Wc

Shower Room

Bedroom 13' 0" x 9' 0" (3.96m x 2.74m)

Kitchen/Breakfast Room 19' 3" x 18' 4" (5.86m x 5.58m)

Utility Room 12' 11" x 8' 0" (3.93m x 2.44m)

Garage 13' 0" x 14' 2" (3.96m x 4.31m)

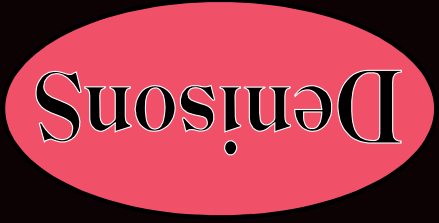
First floor landing

Office/Study 7' 3" x 7' 4" (2.21m x 2.23m)

Bedroom 12' 10" x 10' 4" (3.91m x 3.15m)

Bedroom 12' 11" x 9' 11" (3.93m x 3.02m)





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

