



8 Friars Road

DenisonS

DenisonS

# 8 Friars Road

Christchurch, BH23 4EA

£1,100,000

An opportunity to acquire a four double bedrooms detached home situated in a premier road set within the Friars Cliff district. The home has been well maintained by the current vendors over the enjoyable years they have spent in the property and offers a great opportunity to somebody wishing to carry out an extension and some refurbishment work. The present property has four reasonable sized bedrooms together with a spacious first floor landing. On the ground floor is the good sized living room, dining room and the separate kitchen/breakfast room, two bedrooms, conservatory shower room and utility area. Upstairs has a further two double bedrooms with the master having an en-suite. Outside offers plenty of off road parking along with a double garage with attached office which has power and a private front and rear garden. The desirable Avon Beach is only a short stroll away. Local shops can be found in Mudeford with the town of Christchurch around 2 miles distance. Vendors suited.



**Porch**

**Hallway**

**Kitchen/Breakfast Room 11' 8" x 12' 10" (3.55m x 3.91m)**

**Dining Room 12' 0" x 12' 10" (3.65m x 3.91m)**

**Conservatory 11' 7" x 10' 9" (3.53m x 3.27m)**

**Utility Room**

**WC**

**Lounge 12' 11" x 18' 11" (3.93m x 5.76m)**

**Bedroom Four/Study 8' 8" x 15' 11" (2.64m x 4.85m)**

**Bedroom Three 12' 11" x 9' 0" (3.93m x 2.74m)**

**First Floor Landing**

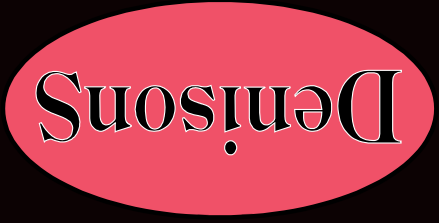
**Master Bedroom 13' 0" x 14' 9" (3.96m x 4.49m)**

**En-suite**

**Bedroom Two 8' 8" x 20' 2" (2.64m x 6.14m)**

**Garage**





Denisons for themselves and for the Vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Denisons has any authority to make or give any representation or warranty whatever in relation to this property.

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	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

