



1 Howard Close

DenisonS

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Mundeford.

Christchurch. BH23 3HY

£360,000

This three bedroom end terrace house is presented to the market in good condition. Located in a quiet Cul- de -sac conveniently located for both the amenities of Highcliffe and Christchurch. Access is via a UPVC double glazed door which leads into an enclosed entrance porch. access through to the lounge this in turn leads to the open kitchen/dining area. creating a spacious and sociable room. There are an array of wall mounted and floor standing units surmounted by roll top work surfaces. Furthermore there are double UPVC doors out onto the south facing garden. On the first floor there are three bedrooms - two good size double and a single. A modern bathroom which comprises panelled bath with shower above, low level WC and wash hand basin is also located on the first floor. The rear garden boasts a sunny aspect and has double opening gates which provides off road parking.



Hallway

Lounge 12' 5" x 15' 8" (3.78m x 4.77m)

Kitchen 9' 10" x 18' 6" (2.99m x 5.63m)

Bedroom One 12' 5" x 10' 5" (3.78m x 3.17m)

Bedroom Two 9' 11" x 9' 3" (3.02m x 2.82m)

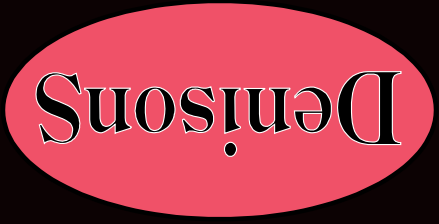
Bedroom Three 8' 7" x 8' 6" (2.61m x 2.59m)

Bathroom 8' 7" x 3' 11" (2.61m x 1.19m)

Off Road parking.

Gardens





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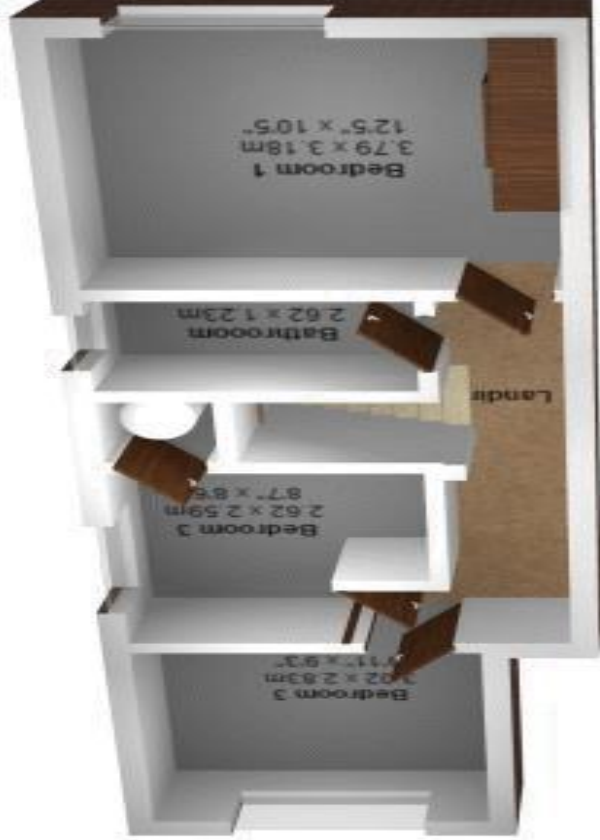
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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	
81-91	B		86 B
92+	A		

Heat-Loss Perimeter: 12.4m ... 41ft



Heat-Loss Perimeter: 21.0m ... 69ft

