

FOR SALE
DenisonS
CHRISTCHURCH
01202 484748

21 The Buttery

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Christchurch, Dorset, BH23 1LF

Offers in the Region Of £315,000

A good sized well-presented two double bedroom end terraced house WHICH HAS BEEN REFURBISHED TO A HIGH STANDARD situated in Purewell and is close to the local shops and doctors surgery whilst being within walking distance to the town centre. The accommodation comprising of porch with storage, entrance hall, open plan kitchen/dining room and to the first floor two bedrooms and a family bathroom. Externally there is allocated off road parking for two cars and a deceptively large rear garden. An early internal inspection is strongly recommended to fully appreciate the extent of accommodation this property has to offer. N.B. Under section 21 of the 1979 estate agency act we declare that the vendor is connected to Denisons Estate Agents



Entrance Hall

Lounge 19' 8" x 12' 4" (5.99m x 3.76m)

Kitchen 9' 10" x 7' 5" (2.99m x 2.26m)

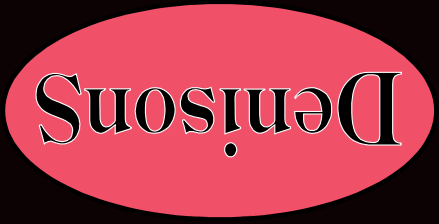
First Floor Landing

Bathroom

Bedroom 1 10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom 2 9' 3" x 6' 4" (2.82m x 1.93m)





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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL APPROX. FLOOR AREA 629 SQ.FT. (58.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA 334 SQ.FT. (31.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 295 SQ.FT. (27.4 SQ.M.)

LOUNGE/DINER 19'8" x 12'4" (6.0m x 3.8m)
KITCHEN 9'10" x 7'5" (3.0m x 2.3m)
BEDROOM 10'3" x 8'4" (3.1m x 2.5m)
BEDROOM 9'3" x 6'4" (2.8m x 1.9m)
LANDING
HALL
STORE
CUPBOARD
BATH

ESTATE AGENTS