



57 Fairfield

DenisonS

57 Fairfield

Christchurch, BH23 1QX

Guide Price £500,000

This beautifully presented family home is located within the much sought-after Twynham School Catchment. It is only 1.5 miles from the sea and the beautiful beaches of Southbourne and Mudeford. It's a short stroll to the river Avon, Christchurch Quay and Town Centre with the New Forest being a 10 minute drive away.

The property is full of character with a lovely landscaped rear garden. Accommodation comprises of large recently refurbished modern kitchen/breakfast room with patio doors to the garden, living/dining room with log burner which also has doors to the garden, utility room, home office, three good sized bedrooms, modern bath/shower room and off road parking.



Porch

Entrance Hall

Sitting/Dining Room 23' 3" x 11' 7" (7.08m x 3.53m)

Kitchen/Breakfast Room 16' 1" x 10' 0" (4.90m x 3.05m)

Utility Room 20' 10" x 5' 5" (6.35m x 1.65m)

First Floor Landing

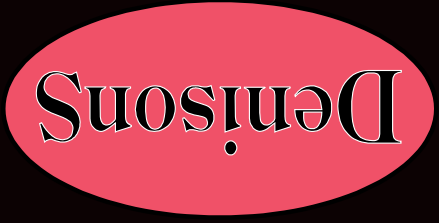
Bedroom One 12' 10" x 11' 3" (3.91m x 3.43m)

Bedroom Two 11' 3" x 10' 5" (3.43m x 3.17m)

Bedroom Three 9' 8" x 9' 3" (2.94m x 2.82m)

Family Bathroom





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		
39-54	E		
21-38	F		
1-20	G		
		61 D	
			79 C

