



FOR SALE  
**DenisonS**  
01202 46198

28

28 Elizabeth Avenue

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# 28 Elizabeth Avenue

Christchurch, BH23 2DW

Offers in Excess of £450,000

This extended family home is situated within the Twynham School Catchment area of Christchurch and retains a wealth of charm and character.

The accommodation comprises of three bedrooms, extended open plan kitchen/breakfast room with bi-fold doors which lead into the low maintenance back garden, lounge/diner, separate living room, downstairs WC and modern family bathroom.

The property benefits from off road parking and is approximately one mile from Christchurch Town Centre and close to bus routes and local shops.

We strongly recommend an early internal viewing to appreciate the accommodation on offer.



**Hallway**

**Kitchen/Breakfast Room 15' 4" x 12' 9" (4.67m x 3.88m)**

**Lounge/Diner 15' 4" x 12' 6" (4.67m x 3.81m)**

**Living Room 12' 7" x 10' 2" (3.83m x 3.10m)**

**Downstairs WC**

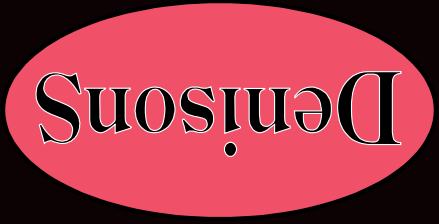
**Bedroom One 13' 3" x 10' 2" (4.04m x 3.10m)**

**Bedroom Two 13' 0" x 9' 6" (3.96m x 2.89m)**

**Bedroom Three 7' 3" x 5' 10" (2.21m x 1.78m)**

**Family Bathroom**





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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		
		56 D	
			84 B

