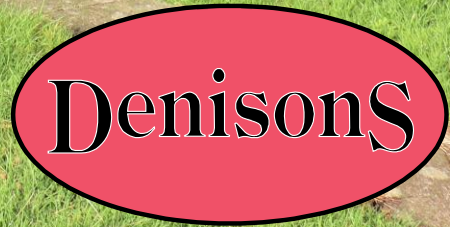




92 Campbell Road



92 Campbell Road

Burton, Christchurch, Dorset,
BH23 7LY

£265,000

This spacious two bedroom house in Burton is an ideal family home, being only approximately 1.35 miles from Christchurch Town Centre.

The accommodation comprises of two bedrooms, a family bathroom, downstairs cloakroom, dining room, separate kitchen, lounge and conservatory.

Other benefits include garage in block, private rear gardens, UPVC double glazing and gas central heating.



Accommodation

Entrance Porch

Kitchen/Diner 12' 10" x 15' 1" (3.91m x 4.59m)

Lounge 12' 10" x 16' 6" (3.91m x 5.03m)

Bedroom One 10' 9" x 9' 9" (3.27m x 2.97m)

Bedroom Two 12' 10" x 8' 10" (3.91m x 2.69m)

Family Bathroom



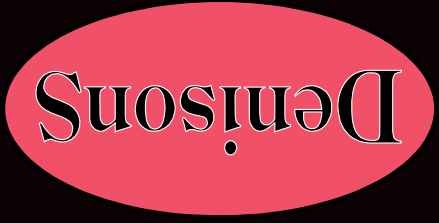
Services

We understand that mains gas electric, water and sewerage are all connected. Council tax band C.

Directions

From our office in Christchurch proceed to the top of the High Street and at the Fountain Way roundabout turn right and head along the dual carriageway. At the Stony Lane roundabout take the first exit left into Stony Lane and take the fourth turning right into Campbell Road where the property can be found on the left hand side.





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



Energy performance certificate (EPC) - Part of energy labelling - 01/06/2022

Energy rating

D

82. Current Fuel Efficiency Class
 83.0 Class
 B23 117

Valid until 8 October 2028

9508 5939 7200 0223 0384

Property Type
 End-terrace house

Total floor area
 50 square metres

Rules on listing this property

If you choose to rent a property, you can see the energy efficiency class of the property on the Energy Performance Certificate (EPC) for the property. You can see the energy efficiency class of the property on the Energy Performance Certificate (EPC) for the property. You can see the energy efficiency class of the property on the Energy Performance Certificate (EPC) for the property.

Energy efficiency rating for this property

The property's current energy rating is 'D', this is based on the following information:

How to improve this property's energy efficiency

1. Improve the energy efficiency of the property's heating system. 2. Improve the energy efficiency of the property's hot water system. 3. Improve the energy efficiency of the property's lighting. 4. Improve the energy efficiency of the property's windows. 5. Improve the energy efficiency of the property's walls. 6. Improve the energy efficiency of the property's roof. 7. Improve the energy efficiency of the property's floor. 8. Improve the energy efficiency of the property's ventilation. 9. Improve the energy efficiency of the property's air conditioning. 10. Improve the energy efficiency of the property's electrical systems.

18



Total Area: 69.1 m² ... 743 ft²
 All measurements are approximate and for display purposes only

