



4 Spellers Way

DenisonS

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Christchurch, BH23 3FE

£475,000 offers in excess

Denisons are pleased to offer for sale this MODERN THREE BEDROOM SEMI DETACHED HOUSE in Stanpit. Accommodation comprises of modern kitchen with APPLIANCES, large open plan lounge/diner, three bedrooms, EN-SUITE shower room & family bathroom. Benefits include OFF ROAD PARKING FOR TWO VEHICLES, REAR GARDEN AND BEING SOLD WITH NO FORWARD CHAIN. We strongly recommend an early internal viewing to appreciate the accommodation on offer. Maintenance fee £278 per year.



Hallway

Kitchen 8' 3" x 10' 0" (2.51m x 3.05m)

Lounge/Diner 15' 8" x 20' 0" (4.77m x 6.09m)

Downstairs WC

Master Bedroom 8' 8" x 15' 9" (2.64m x 4.80m)

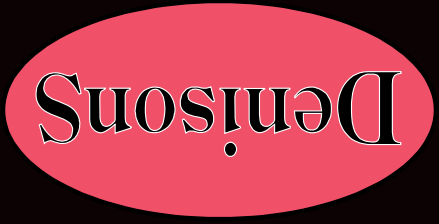
En-suite Shower Room

Bedroom Two 8' 8" x 11' 11" (2.64m x 3.63m)

Bedroom Three 6' 8" x 11' 2" (2.03m x 3.40m)

Family Bathroom





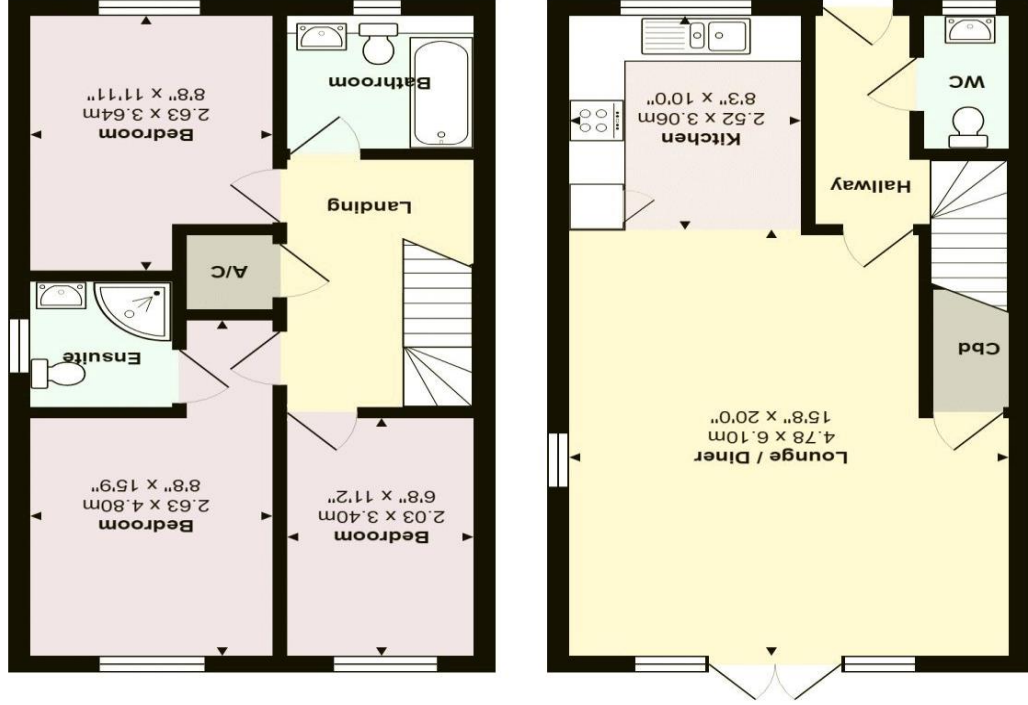
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		89 B	
		76 C	



Total Area: 87.9 m² ... 947 ft²
 All measurements are approximate and for display purposes only.

