

FOR SALE
DenisonS
CHRISTCHURCH
01202 484748

DOMAY COFFAGE

24 Princess Avenue

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Christchurch, BH23 1DB

Offers in the Region Of £450,000

This is a delightful Town central 2/3 bedroom property which is situated close to Christchurch Quay and has the benefit of views towards the River Stour. Having been modernised and refurbished throughout the accommodation is arranged as follows: ground floor entrance, two double bedrooms bathroom and access to the rear courtyard garden. The first floor has an open plan living accommodation incorporating the kitchen and double doors lead to the bedroom 3 dining room with riverside views. Further benefits include a separate study/nursery room.



Hallway

Bedroom 1 13' 0" x 11' 6" (3.96m x 3.50m)

Bedroom 2 12' 11" x 11' 8" (3.93m x 3.55m)

Bathroom 5' 3" x 4' 11" (1.60m x 1.50m)

Kitchen/Lounge 23' 1" x 15' 4" (7.03m x 4.67m)

Bedroom 3/Dining room 13' 0" x 12' 1" (3.96m x 3.68m)

Study 7' 2" x 6' 1" (2.18m x 1.85m)





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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 | | |
| | | 67 D | |
| | | 86 B | |

