

## 24 Princess Avenue 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)

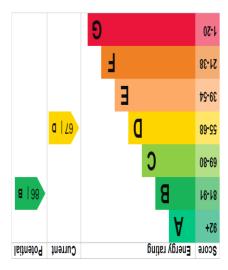
Study 7' 2" x 6' 1" (2.18m x 1.85m)















moo.snosinob.www

6607 111 0780 Cashel House, London, WIU 3JT Mayfair

mayfair@denisons.com

01707 484748 12 Castle Street, Christchurch BH23 1DT Christchurch

christchurch@denisons.com

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. Demisons for themselves and for the Vendors or lessons 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