



FOR SALE
Denison's
CHESHIRE
01202 484748

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within 30

89 Purewell

Denison's

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Christchurch, BH23 1EJ

£475,000

Denisons are pleased to offer for sale this deceptively spacious three bedroom character property which was built circa 1900 located within the Purewell Conservation Area and within walking distance to both local amenities, shops and Christchurch Town Centre.

Accommodation comprises of modern kitchen/breakfast room, lounge, dining room, family/sitting room, utility space, three bedrooms and family bathroom. Benefits include good size private rear garden and off road parking.

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



Entrance Hallway

Lounge 11' 0" x 13' 11" (3.35m x 4.24m)

Dining Room 10' 4" x 12' 1" (3.15m x 3.68m)

Family Room 17' 1" x 10' 0" (5.20m x 3.05m)

Kitchen/Breakfast Room 11' 10" x 10' 1" (3.60m x 3.07m)

Utility Room

Bedroom 1 10' 5" x 11' 8" (3.17m x 3.55m)

Bedroom 2 9' 10" x 11' 0" (2.99m x 3.35m)

Bedroom 3 6' 10" x 8' 6" (2.08m x 2.59m)

Bathroom





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

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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	56 D	
69-80	C		76 C
81-91	B		
92+	A		

