



£300,000 Guide Price

Beech Avenue, Christchurch

Detached Bungalow | 2 Bedrooms | 1 Bathroom

01202 289000

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# Step Inside

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## Key Features

- Open Day 20th December  
11-2
- Detached Bungalow
- Refurb Project
- 2 Bedrooms
- Kitchen / Diner
- Garage
- Driveway
- No Chain
- Cash Buyers

## Property Description

\*\* Guide Price £300,000 - £350,000 \*\*

This detached bungalow offers an opportunity for those ready to take on a full refurbishment project.

The property comprises two double bedrooms, a spacious entrance hall, lounge, kitchen/diner, along with a bathroom that includes a separate WC. Outside, the rear garden is laid to lawn and enclosed by a timber panel fence. The property also benefits from a detached garage and a driveway to the front and side, offering parking for several vehicles.

Located in the highly sought-after area of West Christchurch, the property benefits from being close to shops, local bus routes, river walks and nature walks on St. Catherine's Hill, with Christchurch town centre and train station approximately just over a mile away.

## Main Particulars

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Council Tax Band: D

Tenure: Freehold

Located in the sought-after area of West Christchurch, this property offers an ideal blend of convenience and charm. Local shops in The Grove are just a short walk away, and the historic Christchurch Town Centre, with its 11th Century Priory and picturesque Town Quay, is approximately 1.5 miles from the property. For outdoor enthusiasts, Iford Golf Centre, Christchurch Tennis Club, and beautiful river walks along the Stour are close by. Christchurch Train Station is conveniently located just 1.1 miles away, making commuting easy.

Cracking.jpg



Corner of property.jpg



Kitchen 1.jpg



Sink.jpg





Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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