



£325,000 Offers Over

Dennistoun Avenue, Christchurch

Detached Bungalow | 3 Bedrooms | 1 Bathroom

01202 289000

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# Step Inside

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## Key Features

- Detached Bungalow
- 3 Bedrooms
- Potential to renovate & extend (STPP)
- Driveway with ample off road parking
- Detached oversized garage
- Southerly facing rear garden
- No forward chain
- Close to local shops and bus routes
- EPC Rating: E
- Council Tax Band: D

## Property Description

\*\* Guide Price £325,000 - £350,000 \*\*

A detached three bedroom bungalow situated in a well established residential location, offering an excellent opportunity for full refurbishment.

The accommodation comprises an entrance hall, lounge, kitchen, shower room and a garden room to the rear, overlooking the garden. The layout is well balanced and provides scope for modernisation and reconfiguration, subject to a buyer's requirements.

Externally, the property benefits from a driveway running the full length of the side of the bungalow, leading to a oversized garage, providing off road parking and additional storage. The rear garden enjoys a southerly aspect.

The property is offered as a probate sale, vacant and with no forward chain.

Conveniently located for local shops and bus routes, with easy access to Christchurch town centre, known for its historic Priory, weekly Monday market, and a wide range of shops, cafés and restaurants. The property is also within close proximity to Mundeford Quay and Avon Beach, offering popular coastal walks and leisure activities, while the New Forest is easily accessible for those who enjoy open countryside and outdoor pursuits.

## Main Particulars

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Tenure: Freehold

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Rear view.jpg



Rear of bungalow.jpg



Rear with garage.jpg



Kitchen.jpg






Total Area: 65.2 m<sup>2</sup> ... 917 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>                            |                            |   |
| (69-80) <b>C</b>                            |                            | 77  |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            | 47                         |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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