DANEHURST

ESTATE AGENTS



CANBERRA ROAD, CHRISTCHURCH, BH23 2HL

Guide Price £350,000



Offered for sale subject to the grant of probate and coming to the market for the first time in over 50 years, this detached bungalow is offered with no forward chain and presents an opportunity for a purchaser seeking a property with scope for refurbishment and modernisation, together with the benefit of a detached studio/annexe set within the rear garden.

The accommodation is arranged to include a lounge, two double bedrooms and a shower room, with the benefit of a separate WC. To the rear of the property there is a kitchen diner, with a conservatory leading directly from it and providing additional living space overlooking the garden. From the kitchen area, stairs rise to the first floor loft hobby room, offering useful ancillary space suitable for a variety of purposes.

Outside, the rear garden includes a purpose built detached studio/annexe incorporating a main studio room, a utility area with kitchenette, a shower room, two storage cupboards. To the side of the studio/annexe there is an additional workshop and a separate storage cupboard. This provides flexible and practical additional accommodation, suitable for a range of uses including working from home, hobbies, gym space or supplementary family accommodation.

To the front of the property, there is hardstanding providing off road parking for several vehicles.

Overall, the bungalow offers good potential for a buyer looking to update, improve and personalise a home to their own requirements.

Tenure: Freehold EPC Rating: D Council Tax Band: D







- Detached Bungalow
- No Forward Chain
- Detached Annexe/Studio
- Requires Modernisation
- Two Double Bedrooms
- Converted Loft/Hobby Room
- Kitchen/DinerConservatory
- Shower Room
- Ample Off Road Parking
- First Time To Market In Over 50 Years













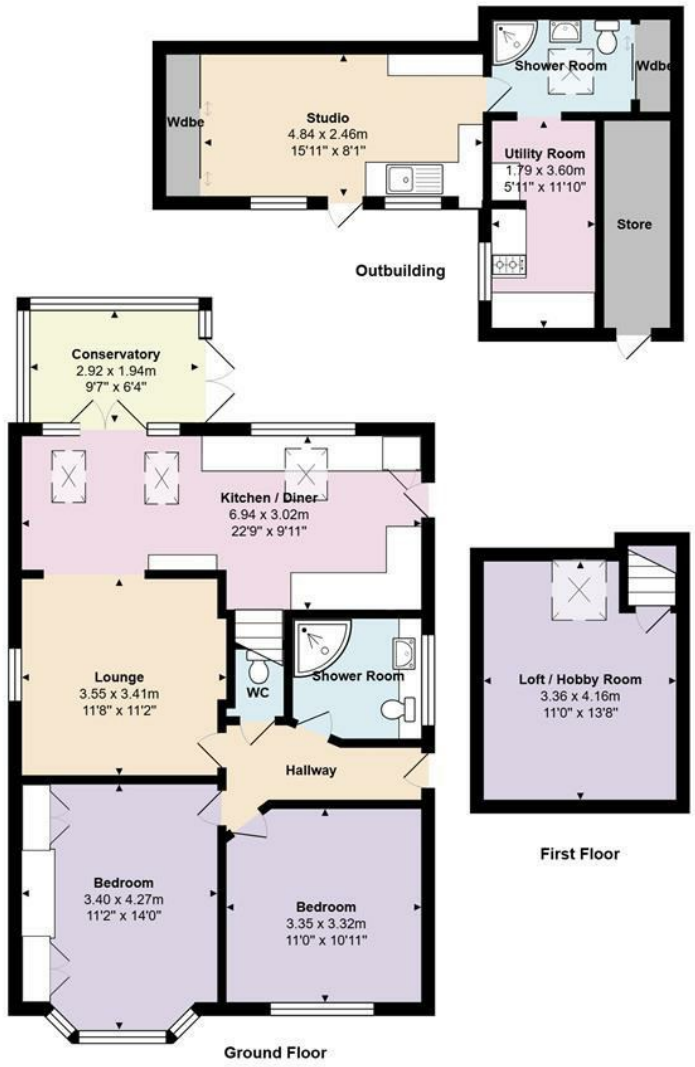




Location

The property is located approximately 1.5 miles from Christchurch town centre, which offers a historic quay, the 11th century Priory, pedestrianised shopping and a varied selection of coffee shops, bars and restaurants. Local shops are conveniently situated nearby along Barrack Road, with regular bus services within walking distance providing links to both Christchurch and Bournemouth.

Christchurch benefits from a mainline railway station with direct services to London Waterloo. Littledown Leisure Centre and a large Tesco supermarket are within a short drive, while Bournemouth Airport is also easily accessible. The nearby A338 provides a direct route to Southampton and connects with the wider regional road network.


Shower Room
Wdbe
Wdbe
Studio
4.84 x 2.46m
15'11" x 8'1"
Utility Room
1.79 x 3.60m
5'11" x 11'10"
Store
Outbuilding
Conservatory
2.92 x 1.94m
9'7" x 6'4"
Kitchen / Diner
6.94 x 3.02m
22'9" x 9'11"
Lounge
3.55 x 3.41m
11'8" x 11'2"
WC
Shower Room
Hallway
Bedroom
3.40 x 4.27m
11'2" x 14'0"
Bedroom
3.35 x 3.32m
11'0" x 10'11"
Ground Floor
Loft / Hobby Room
3.36 x 4.16m
11'0" x 13'8"
First Floor
E
N
S
W
Total Area: 120.4 m² ... 1296 ft²
All measurements are approximate and for display purposes only











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