

2 Canberra Road, Christchurch, Dorset,
BH23 2HL

Guide Price **£350,000**



2

Bedrooms



2

Living



1

Bathroom



Parking



EST
1992

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A Two Bedroom Semi Detached House in Christchurch

THIS TWO BEDROOM SEMI DETACHED HOUSE IS SITUATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA. THE PROPERTY IS WELL PRESENTED THROUGHOUT AND BENEFITS FROM OFF ROAD PARKING.

2 Canberra Road is an opportunity to purchase a semi detached house in a sought after location. The property is situated within 1.5 miles of Christchurch Town Centre with its 11th Century Priory, Town Quay and various bars, cafes, shops and restaurants. This two bedroom home is also a short distance from Christchurch Mainline Railway Station and regular bus services connect the surrounding area. The house falls within the Twynham School Catchment Area.

The front door leads into the entrance porch. The kitchen features a range of attractive base and eye level units with some integral appliances. There is a generous lounge/diner with double doors to the conservatory extension. There is a ground floor cloakroom with wc and basin. Upstairs, there are two double bedrooms. The bathroom features a wc, basin and bath with shower over.

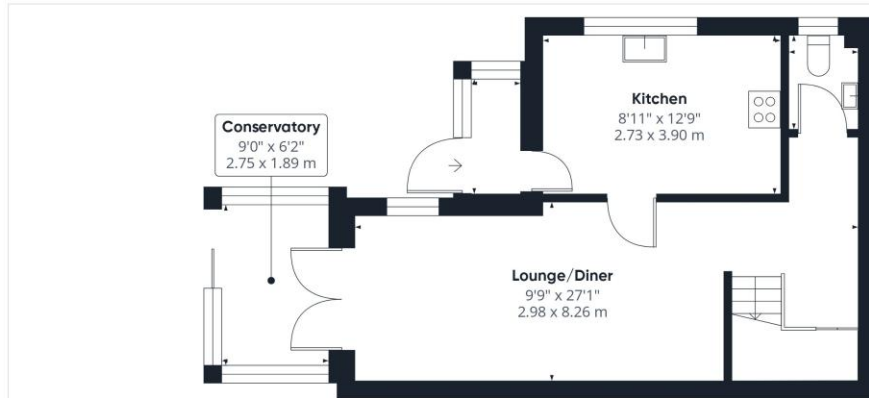
The property benefits from a driveway providing OFF ROAD PARKING. The rear garden features sections of patio and lawn with some borders. There are two useful sheds.

TENURE: FREEHOLD
COUNCIL TAX BAND: C

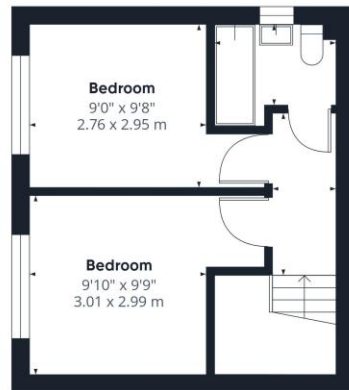


KEY POINTS

- TWO DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- TWYNHAM CATCHMENT
- WELL PRESENTED
- PLEASANT GARDEN



Ground Floor



Floor 1



Approximate total area⁽¹⁾
751 ft²
69.9 m²

(1) Excluding balconies and terraces

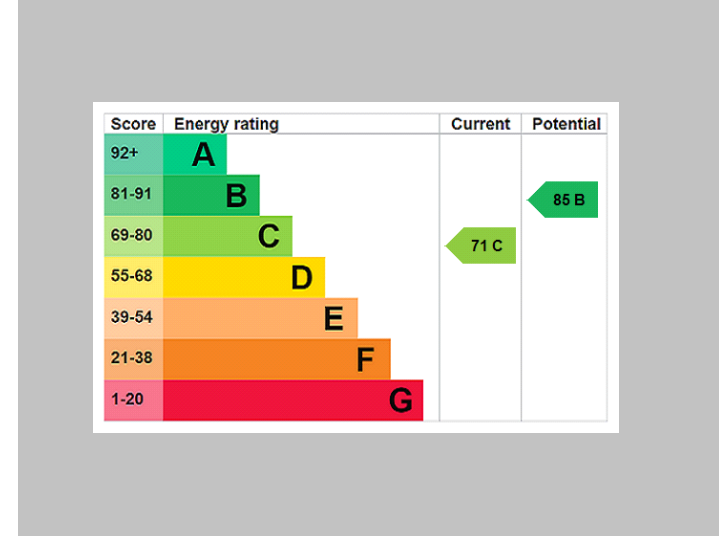
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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