



30 Windsor Road



30 Windsor Road

Christchurch, BH23 2EE

£449,000

Situated in a convenient location close to a wide range of local amenities, this well-presented detached bungalow offers spacious and versatile accommodation, offered for sale with no onward chain. The property welcomes you into a bright and spacious lounge/dining room, enhanced by a stylish feature wall that creates an attractive focal point and provides an excellent space for both relaxing and entertaining. The contemporary fitted kitchen is well-appointed with a range of integrated appliances and enjoys convenient access to the rear garden. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a large bay window that fills the room with natural light. These are served by a modern family bathroom, finished to a high standard. Externally, the property boasts a private, low-maintenance rear garden, perfect for outdoor dining or simply enjoying the peaceful surroundings. A useful outbuilding provides excellent versatility and would make an ideal home office, gym, hobby room or additional storage. A particular feature of the property is the direct access to picturesque walks along the River Stour, offering beautiful scenery and excellent opportunities for walking and cycling right from your doorstep. The property also benefits from off-road parking for multiple vehicles. Further benefits include gas central heating and a highly convenient location within easy reach of local shops, supermarkets, public transport links and everyday amenities. Whether you're looking to downsize, purchase your first home or simply enjoy the convenience of single-storey living, this delightful bungalow offers an excellent opportunity to enjoy comfortable living in a sought-after location.



Inner Hallway 8' 3" x 7' 2" (2.51m x 2.18m)

Lounge/Diner 12' 4" x 20' 10" (3.76m x 6.35m)

Bedroom 1 12' 10" x 11' 5" (3.91m x 3.48m)

Bedroom 2 11' 2" x 8' 9" (3.40m x 2.66m)

Kitchen 8' 4" x 7' 8" (2.54m x 2.34m)

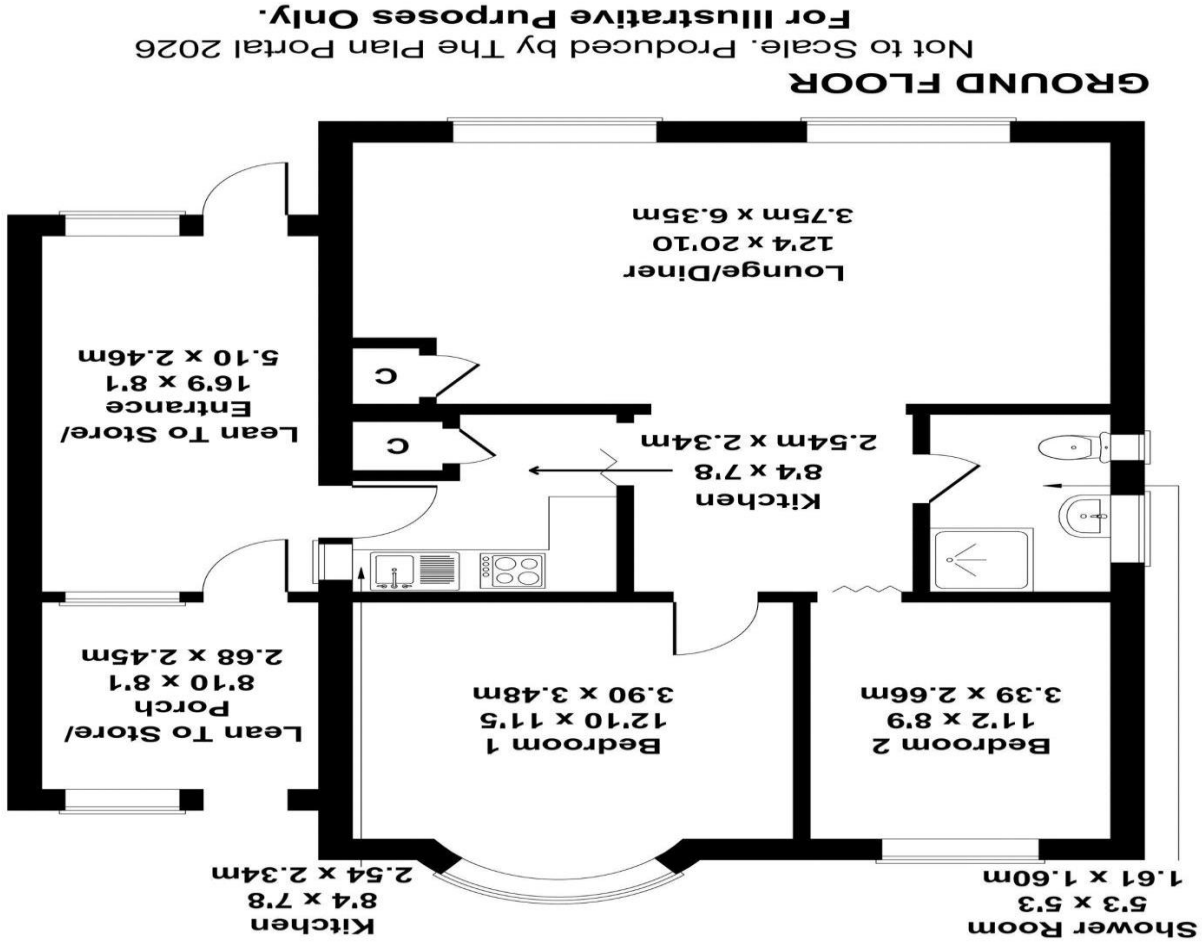
Shower Room

Lean To Store/Porch 8' 10" x 8' 1" (2.69m x 2.46m)

Lean To Store/Entrance 16' 9" x 8' 1" (5.10m x 2.46m)



30 Windsor Road



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

Energy rating scale: A (92+) to G (1-20). Current rating is 61 D, Potential is 82 B.



Christchurch
12 Castle Street, Christchurch BH23 1DT
christchurch@denisons.com
01202 484748

Mayfair
Cashel House, London, W1U 3JT
0870 112 7099
mayfair@denisons.com
www.denisons.com

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.