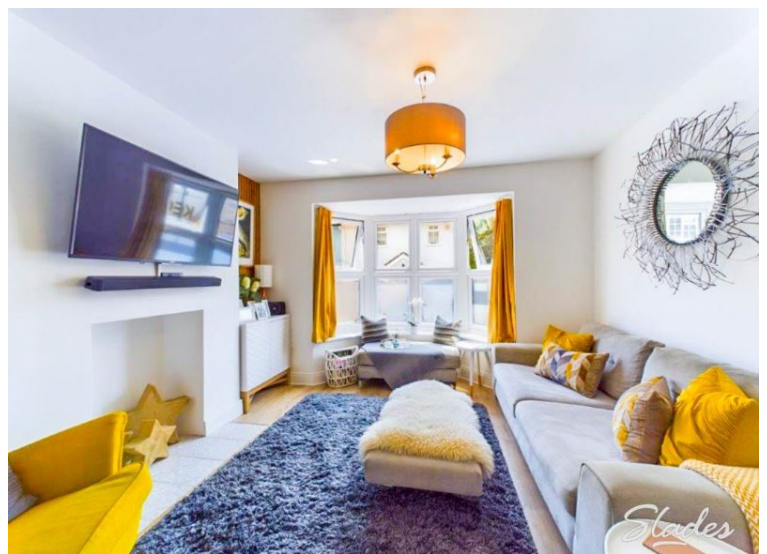


Avon Buildings , Christchurch,  
Christchurch, Dorset, BH23 1QS

Available Now  
**£1,595 PCM**



- £1840.38 Deposit
- 2 Bedroom House
- EPC Rating: C
- Unfurnished
- 2 BED
- Walking Distance to Town Centre
- Twynham Catchment



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Lettings Agent

*Slades*

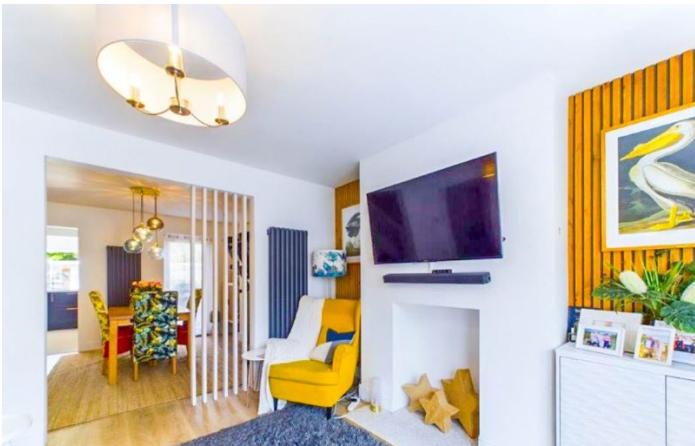


Property Description

Slades are delighted to offer rent a beautifully presented throughout character property that has been sympathetically updated and modernised to very high standard, located within the Twynham Catchment area, a short walk to Christchurch Town and Christchurch Train Station. The property benefits from double glazing, gas central heating, bright and airy lounge area with access to a good size dining area, spacious high spec fitted kitchen including an integrated slim line dish washer, fridge freezer, electric oven with an induction hob and a space for a washing machine, downstairs WC, upstairs compromise of a large 16ft doble master bedroom, further 11ft second double bedroom, modern 4 piece white bathroom suite with a stand alone bath that has a mixer tap with a shower attached, landscaped laid to lawn garden with a patio

Room Sizes

- LOUNGE - 3.65m ( 12'0") x 3.93m ( 12'11")
- DINING AREA - 3.37m ( 11'1") x 3.89m ( 12'10")
- KITCHEN - 2.71m ( 8'11") x 4.89m ( 16'1")
- MASTER BEDROOM - 3.34m ( 11'0") x 4.71m ( 15'6")
- SECOND BEDROOM - 2.94m ( 9'8") x 3.37m ( 11'1")



EPC Rating

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

