



101 River Way
Christchurch

Guide Price £535,000

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A distinctive four bedroom chalet bungalow located on a very appealing residential road. This well presented property has two ground floor bedrooms with a large family bathroom alongside two reception rooms plus a conservatory. To the first floor there are two further bedrooms, one with ensuite. The gardens are a true delight.

- **Detached**
- **Chalet Bungalow**
- **Four Bedrooms**
- **Two Reception Rooms**
- **Conservatory**
- **Two Bathrooms**
- **Double Glazed**
- **South-East Facing Rear Garden - 100'+**
- **Twynham Catchment Area**

The Property

A most appealing, spacious and well presented detached Chalet Bungalow in this enviable position in West Christchurch, within the catchment area of Twynham School. The property offers substantial accommodation arranged over two floors which could be utilised in a number of configurations. The hallway is large, light and bright with the living accommodation to the rear. There is a modern kitchen with a doorway to the garden, and a separate small utility area leading through to the garage. The sitting room has an arch leading through to the dining area to the right, and straight through are doors leading out to the conservatory with views across the garden. There are two large bedrooms to the front and a family-size bathroom. Upstairs offers additional accommodation consisting of two further bedrooms, one with ensuite.

The Outside - A Gardener's Delight

The expansive, over 100', south-east facing rear garden is a particular feature of this property. It is a lush oasis of colour and scents cultivated with care and creativity. There is a patio directly accessed from the kitchen or conservatory and a path to the right running alongside the garden to a shed and greenhouse (installed in 2012) at the very rear. Part way up the garden is a shiplap timber summerhouse, again installed in 2012, ideally positioned, to provide additional space for relaxing, dining or simply as a haven for shade.

The Front

The property is approached by a newly installed driveway with attractive brick edging. There is generous parking for three cars. To the very front is a dwarf brick wall behind which is a shrub border providing seclusion from the road, and a small lawned area.

The Garage: This has been divided to make the utility room (7'9" x 9'7") which has power and light.

Summary

This delightful bungalow is presented in excellent decorative order throughout in neutral shades and is already a stylish family home. There is however the space for further development if required.

Services

Mains electricity, gas, water and sewerage are all connected. Telephone lines are subject to the usual transfer regulations. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests.

The boiler was installed in 2010 and is serviced annually.

Water Meter.

Cavity Wall Insulation 2008.

Local Authority

Christchurch Borough Council: Council tax band: F

Route to View

Please ask the Office for Directions



Energy Performance Certificate			
101, River Way, CHRISTCHURCH, BH23 2QJ			
Dwelling type:	Detached bungalow	Reference number:	8813-6226-8290-9891-6996
Date of assessment:	19 June 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	19 June 2017	Total floor area:	124 m ²
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:			£ 3,367
Over 3 years you could save			£ 552
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 219 over 3 years	You could save £ 552 over 3 years
Heating	£ 2,553 over 3 years	£ 2,358 over 3 years	
Hot Water	£ 441 over 3 years	£ 258 over 3 years	
Totals	£ 3,357	£ 2,835	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.		The higher the rating the lower your fuel bills are likely to be.	
The potential rating shows the effect of undertaking the recommendations on page 3.		The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).	
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation (suspended floor)	£800 - £1,200	£ 246	✓
2. Low energy lighting for all fixed outlets	£80	£ 144	✓
3. Solar water heating	£4,000 - £6,000	£ 162	✓
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and other actions you could take to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.			

The historic town of Christchurch, with its 11th Century Priory, picturesque Quay, pedestrianised shopping area and excellent rail and bus links is justifiably popular. It is situated on the shores of its own spectacular natural harbour at the confluence of the rivers Stour and Avon. Close to the magnificent Dorset World Heritage Coast and the tranquil New Forest National Park, Christchurch is only a short drive from Bournemouth and Poole. The town centre has an eclectic mix of shops and restaurants with market day on a Monday, and cultural entertainments such as films and live shows are to be found at the popular Regents Centre in the centre of town.



These particulars, including any plan, are a general guide only and do not form any part of any offer or contract, all descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Henry George or Only Bungalows nor the seller accept responsibility for any error that these particulars may contain however caused. Neither the partners or any employees of Henry George or Only Bungalows have any authority to make any representation or warranty whatsoever in relation to this property, any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking first. Please discuss with us any aspects, which are particularly important to you before travelling to view the property.