



STRATTON OAK ESTATES

12a Gardner Road, Christchurch, BH23 2DZ
£1,850 Per Month

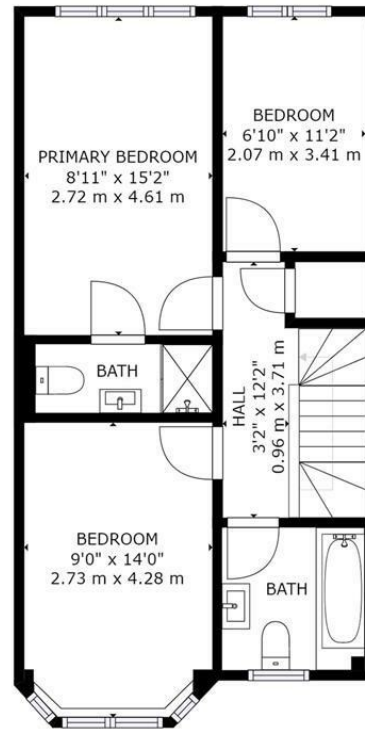
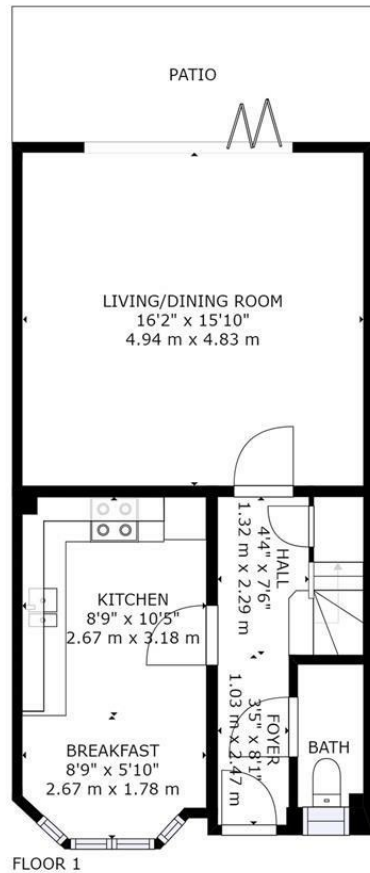
A MODERN FAMILY HOME located in a quiet road falling within TWYNHAM CATCHMENT and comprising OVER 1000sq ft OF LIVING SPACE and an IMPRESSIVE 60ft GARDEN. Benefiting from a kitchen/breakfast room, large lounge that opens out to the rear garden, an ensuite to Master and off road parking.

- Modern mid terrace family home
- Built to a high standard throughout
- Kitchen/breakfast room with integrated appliances
- Offering over 1000 sq ft of living space
- 60ft Private westerly rear garden with stone patio
- In Catchment for Twynham Primary and Secondary School
- Walking Distance to Christchurch Quay and High Street
- Driveway for 1 vehicle parking off road
- Available for long term let
- Let available from May 2026.





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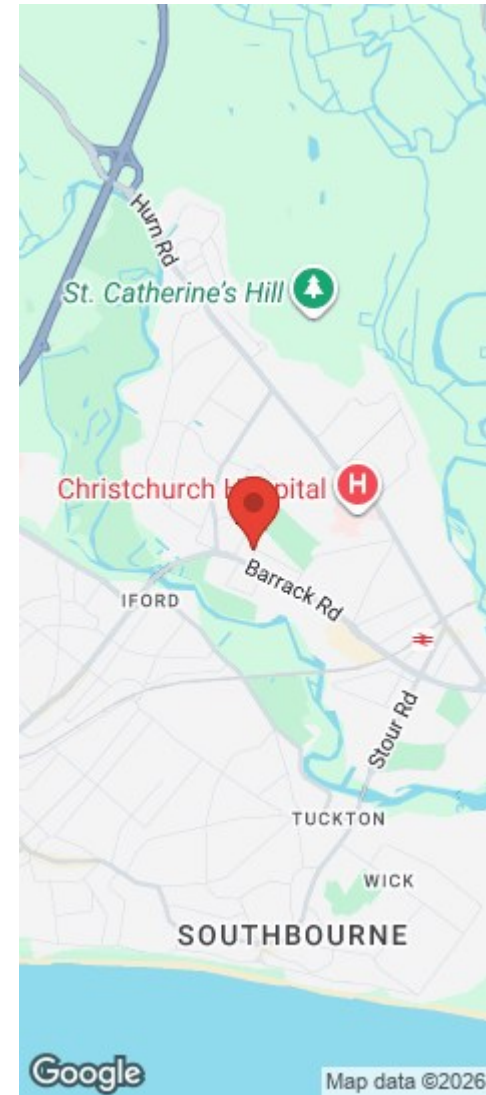


GROSS INTERNAL AREA
FLOOR 1: 517 sq. ft, 48 m², FLOOR 2: 520 sq. ft, 48 m²
TOTAL: 1037 sq. ft, 96 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92-98) A	86	(10-15) A	97
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.



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