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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**48 HURN ROAD
CHRISTCHURCH
BH23 2RW**

Price £479,950

Freehold



SITUATED IN THE POPULAR RESIDENTIAL DISTRICT OF WEST CHRISTCHURCH IS THIS ATTRACTIVE, DETACHED TRADITIONAL BUNGALOW.

THE PROPERTY OFFERS WELL PROPORTIONED ACCOMMODATION THROUGHOUT INCLUDING ENTRANCE HALL, LOUNGE, 3 DOUBLE BEDROOMS, KITCHEN, FAMILY BATHROOM AND CONSERVATORY.

WHILST THE PROPERTY DOES REQUIRE SOME GENERAL UPDATING IT HAS BEEN EXTREMELY WELL CARED FOR AND MAINTAINED BY THE CURRENT OWNERS WHO HAVE BEEN IN RESIDENCE FOR 40 YEARS. IT OFFERS TREMENDOUS SCOPE FOR ENLARGEMENT BY WAY OF LOFT CONVERSION OR SIDE AND REAR EXTENSION (STPP).

THIS DELIGHTFUL BUNGALOW OFFERS MAJORITY DOUBLE GLAZING, AMPLE OFF ROAD PARKING & EXTREMELY WELL TENDED GARDENS WITH BEAUTIFULLY MANICURED LAWNS, VEGETABLE PLOT, STORAGE SHED & GREENHOUSE.

LOCAL SHOPS ARE WITHIN EASY REACH AND CHRISTCHURCH TOWN CENTRE WITH IT'S MORE COMPREHENSIVE SHOPPING AND RECREATIONAL FACILITIES ALONG WITH THE MAINLINE TRAIN STATION BEING APPROXIMATELY 1.75 MILES DISTANT.

48 HURN ROAD, CHRISTCHURCH BH23 2RW

- **ATTRACTIVE DETACHED TRADITIONAL BUNGALOW**
- **BEAUTIFUL GARDENS**
- **3 BEDROOMS**
- **LOUNGE, KITCHEN**
- **CONSERVATORY**
- **TWYNHAM CATCHMENT**
- **MAJORITY DOUBLE GLAZING**
- **AMPLE OFF ROAD PARKING**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **FIRST TIME ON MARKET IN 40 YEARS**
- **CLOSE TO LOCAL SHOPS**
- **BEAUTIFUL WOODLAND WALKS NEARBY**
- **EARLY VIEWING ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.



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Ground Floor

Approx. 86.1 sq. metres (926.7 sq. feet)

