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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

**10 NORFOLK AVENUE
CHRISTCHURCH
BH23 2SE**

Price £525,000

Freehold



SITUATED IN THIS POPULAR TREE LINED AVENUE IS THIS DOUBLE BAY FRONTED DETACHED FAMILY HOME.

WHILST THE PROPERTY IS IN NEED OF GENERAL UPDATING, IT DOES HAVE DOUBLE GLAZING & GAS FIRED CENTRAL HEATING WHICH IS SUPPLIED VIA A RECENTLY REPLACED BOILER.

IT OFFERS SPACIOUS ACCOMMODATION THROUGHOUT INCLUDING ENCLOSED PORCH, ENTRANCE HALL, 2 GOOD SIZE RECEPTION ROOMS, BREAKFAST/KITCHEN WITH PANTRY, GROUND FLOOR CLOAKROOM, 3 WELL PROPORTIONED BEDROOMS & FAMILY BATHROOM.

BENEFITS CONVEYED WITH THIS FAMILY HOME INCLUDE NO FORWARD CHAIN, DECENT SIZED GARDEN, OFF ROAD PARKING TO THE FRONT, REAR ACCESS FROM MARSH LANE TO THE ON SITE GARAGE & ALSO OFFERS TREMENDOUS SCOPE TO ENLARGE BY WAY OF A 2 STOREY EXTENSION (STPP). WE FEEL THIS PROPERTY WILL MAKE SOMEONE THE PERFECT FAMILY HOME BEING WITHIN THE TWYNHAM INFANTS, JUNIORS & SECONDARY SCHOOL CATCHMENTS, NEAR TO AN EXCELLENT PARADE OF LOCAL SHOPS & BACKING ONTO ST CATHERINE'S HILL WITH ITS STUNNING WOODLAND WALKS.

- DETACHED FAMILY HOME
- TWYNHAM SCHOOL CATCHMENT
- TREMENDOUS SCOPE TO ENLARGE (STPP)
- NO FORWARD CHAIN
- 3 GOOD SIZE BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- BREAKFAST/KITCHEN WITH PANTRY
- OFF ROAD PARKING AND DETACHED GARAGE
- BACKING ONTO ST CATHERINE'S HILL
- GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- IN NEED OF GENERAL MODERNISATION
- DECENT SIZE REAR GARDEN
- POPULAR TREE LINED AVENUE
- 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.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS –

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.



10 NORFOLK AVENUE, CHRISTCHURCH BH23 2SE

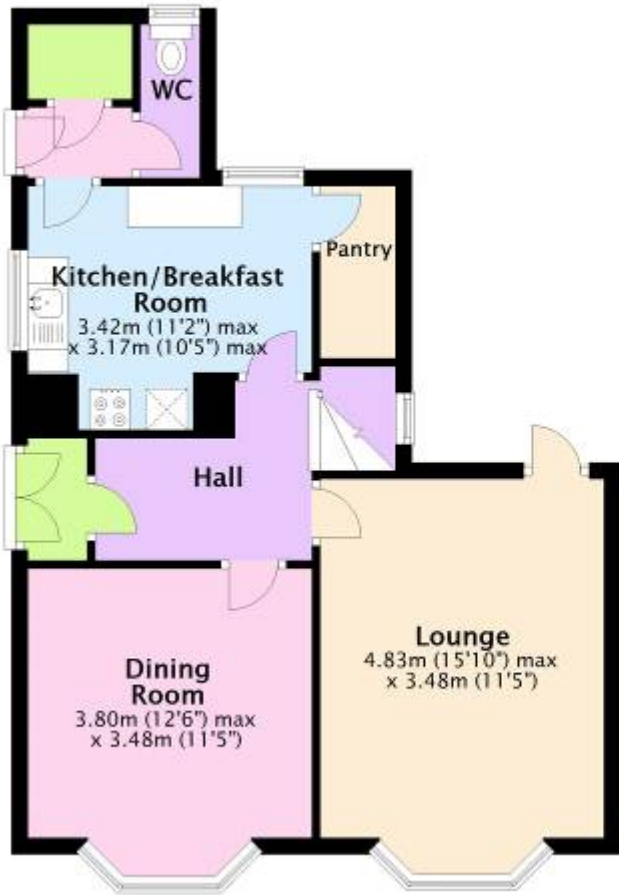


10 NORFOLK AVENUE, CHRISTCHURCH BH23 2SE



Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.3 sq. feet)

