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MICHAEL ADAM

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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

**LAVENDER COTTAGE
1 LAVENDER LANE
CHRISTCHURCH
BH23 2BL**

Price £290,000

Freehold



A RARE OPPORTUNITY TO PURCHASE A DELIGHTFUL CHARACTER HOUSE.

LAVENDER COTTAGE IS A 2 BEDROOM, 2 SHOWER ROOM DETACHED COTTAGE WHICH HAS BEEN LOVINGLY EXTENDED AND MODERNISED THROUGHOUT.

ALONG WITH THE BEDROOMS AND SHOWER ROOMS (BOTH EN-SUITE) THERE IS AN ENTRANCE HALL, GROUND FLOOR W.C., MODERN DINING/KITCHEN AND LOUNGE WITH DOUBLE DOORS LEADING TO THE REAR GARDEN.

IT HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING AND WE FEEL WOULD MAKE AN IDEAL FIRST TIME BUY, AIR 'B N B', INVESTMENT OR A SECOND HOME FOR THOSE WISHING TO ESCAPE CITY LIFE.

THE GARDENS EXTEND AROUND TO THE FRONT OF THE PROPERTY AND ARE HARD LANDSCAPED FOR EASE OF MAINTENANCE WITH ARTIFICIAL LAWNS AND DECKED SEATING AREA.

THE PROPERTY IS ALSO IDEALLY LOCATED CLOSE TO LOCAL SHOPS AND AMENITIES.

LAVENDER COTTAGE, 1 LAVENDER LANE, CHRISTCHURCH BH23 2BL

- **UNIQUE DETACHED PROPERTY**
- **2 BEDROOMS**
- **2 EN-SUITE SHOWER ROOMS**
- **EXTENDED AND MODERNISED**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **EASY TO MAINTAIN GARDENS**
- **PERFECT FIRST TIME BUY, AIR BNB, INVESTMENT OR SECOND HOME**
- **CLOSE TO LOCAL SHOPS**
- **ATTRACTIVE MODERN DINING/KITCHEN**
- **COSY LOUNGE**
- **TWYNHAM CATCHMENT**
- **GROUND FLOOR CLOAKROOM**
- **MODERN FIXTURES AND FITTINGS THROUGHOUT**
- **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:

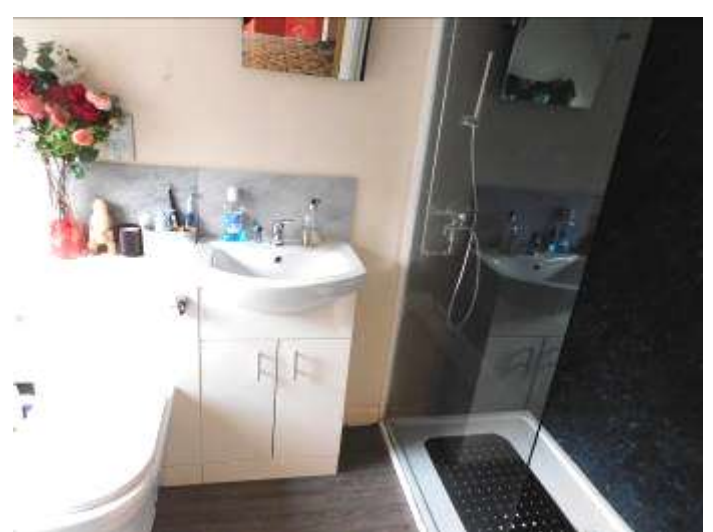
MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

Website: www.michaeladam.co.uk

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Ground Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



First Floor

Approx. 19.6 sq. metres (210.5 sq. feet)

