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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

**3 PARSONAGE CLOSE
CHRISTCHURCH
BH23 2GB**

Price £410,000

Freehold



SITUATED WITHIN THE COVETED TWYNHAM CATCHMENT AREAS FOR INFANT, JUNIOR & SECONDARY SCHOOLS IS THIS DECEPTIVELY SPACIOUS 3 BEDROOM END OF TERRACE FAMILY HOME.

OFFERING EXTREMELY WELL PRESENTED ACCOMMODATION COMPRISING ENTRANCE HALL, GROUND FLOOR CLOAKROOM, MODERN BREAKFAST/KITCHEN, GOOD SIZE LOUNGE, LANDING, 3 WELL PROPORTIONED BEDROOMS, WITH THE MAIN BEDROOM HAVING AN EN-SUITE SHOWER ROOM, & A MODERN FAMILY BATHROOM.

THE PROPERTY OFFERS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ALLOCATED PARKING FOR 2 CARS, BEING IN A CUL-DE-SAC LOCATION & ATTRACTIVE SOUTHERLY ASPECT REAR GARDEN WITH DECKED SEATING AREA AND LAWN.

IT IS ALSO IDEALLY LOCATED FOR CHRISTCHURCH HOSPITAL, LOCAL SHOPS & AMENITIES & IS WITHIN 1 MILE OF CHRISTCHURCH TOWN CENTRE WITH IT'S COMPREHENSIVE RANGE OF SHOPS, RESTAURANTS, BARS AND EATERIES ALONG WITH MANY HISTORICAL LANDMARKS & BEAUTIFUL RIVERSIDE WALKS.

3 PARSONAGE CLOSE, CHRISTCHURCH BH23 2GB

A LOVELY PROPERTY THAT WE FEEL IS WELL WORTH VIEWING.

- **MODERN END OF TERRACE FAMILY HOME**
- **3 GOOD SIZE BEDROOMS**
- **SPACIOUS LOUNGE**
- **MODERN BREAKFAST/KITCHEN**
- **GROUND FLOOR CLOAKS**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **MODERN EN-SUITE AND FAMILY BATHROOM**
- **ALLOCATED PARKING FOR 2 CARS**
- **ATTRACTIVE GARDENS**
- **EXTREMELY WELL PRESENTED THROUGHOUT**
- **TWYNHAM SCHOOLS CATCHMENT**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**
- **POPULAR LOCATION**



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.

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