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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

**7 ASTON MEAD
ST CATHERINE'S HILL
CHRISTCHURCH
BH23 2SP**

Price £475,000

Freehold



SITUATED ON THE EVER POPULAR ST CATHERINE'S HILL IS THIS EXTREMELY WELL PRESENTED BUNGALOW WHICH HAS DECEPTIVELY SPACIOUS ACCOMMODATION COMPRISING ENTRANCE HALL, STAGGERED LOUNGE/DINER, MODERN STYLE KITCHEN, UTILITY ROOM, INNER HALL, 2 DOUBLE BEDROOMS, MODERN BATHROOM & SEPARATE W.C. THERE IS ALSO AN ATTRACTIVE CONSERVATORY ACCESSED FROM THE LOUNGE AREA WHICH IN TURN LEADS OUT TO THE REAR GARDEN. THE PROPERTY HAS BEEN METICULOUSLY MAINTAINED BY THE CURRENT OWNER & OFFERS THE PERFECT OPPORTUNITY FOR THOSE WISHING TO DOWNSIZE YET MAINTAIN THE QUALITY OF SPACE. EXTERNALLY, THE FRONT GARDEN IS OF AN OPEN PLAN NATURE & MAINLY LAID TO LAWN. THERE IS A DRIVEWAY PROVIDING OFF ROAD PARKING WHICH IN TURN LEADS TO THE ATTACHED GARAGE. SIDE ACCESS LEADS INTO THE REAR GARDEN WITH PATIO AREA, RAISED LAWN WITH DISPLAY BED STOCKED WITH MATURE SHRUBS & THE GARDEN BACKS DIRECTLY ONTO ST CATHERINE'S HILL ITSELF. BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING CLOSE TO LOCAL SHOPS AND AMENITIES PLUS BEAUTIFUL WOODLAND WALKS ALMOST ON YOUR DOORSTEP.

7 ASTON MEAD, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2SP

- **MODERN DETACHED BUNGALOW**
- **2 DOUBLE BEDROOMS**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **METICULOUSLY WELL MAINTAINED**
- **STAGGERED LOUNGE/DINER**
- **FEATURE CONSERVATORY**
- **OFF ROAD PARKING AND GARAGE**
- **REAR GARDEN BACKING ON TO ST CATHERINE'S HILL**
- **CLOSE TO AN EXCELLENT PARADE OF SHOPS**
- **POPULAR LOCATION**
- **MODERN FAMILY BATHROOM**
- **MODERN KITCHEN**



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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Ground Floor

Approx. 101.7 sq. metres (1095.0 sq. feet)

