

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ
01202 487587

MICHAEL ADAM

post@michaeladam.co.uk

www.michaeladam.co.uk



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

**14 DUKESFIELD
CHRISTCHURCH
BH23 2RF**

Price £475,000

Freehold



THIS IMMACULATE DETACHED BUNGALOW IS SITUATED IN A QUIET CUL-DE-SAC OF SIMILAR PROPERTIES WITHIN THE EVER POPULAR WEST SIDE OF CHRISTCHURCH.

THE BEAUTIFULLY PRESENTED ACCOMMODATION COMPRISES ENTRANCE PORCH, ENTRANCE HALL, 'L'SHAPED LOUNGE/DINER, CONSERVATORY, MODERN KITCHEN, MODERN SHOWER ROOM, SEPARATE 2ND W.C. AND 2 DOUBLE BEDROOMS.

EXTERNALLY, THERE IS AN EXTREMELY WELL TENDED FRONT GARDEN WITH LAWN AND FLOWER BEDS. A DRIVEWAY TO THE SIDE PROVIDES AMPLE OFF ROAD PARKING AND LEADS TO THE ATTACHED GARAGE WITH ELECTRIC ROLLER DOOR.

THE REAR GARDEN IS A TRUE FEATURE OF THE PROPERTY WITH RAISED SEATING AREA, ATTRACTIVE LAWNED AREA WITH FLOWER AND SHRUB BORDERS AND STORAGE SHED. THE GARDEN OFFERS AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION.

THIS REALLY IS A DELIGHTFUL BUNGALOW AND AN INTERNAL AND EXTERNAL INSPECTION IS STRONGLY ADVISED TO AVOID DISAPPOINTMENT.

14 DUKESFIELD, CHRISTCHURCH BH23 2RF

- DETACHED TRADITIONAL BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- 2 DOUBLE BEDROOMS
- SPACIOUS 'L' SHAPED LOUNGE/DINER
- MODERN KITCHEN
- BEAUTIFUL GARDENS
- FEATURE CONSERVATORY
- MODERN SHOWER ROOM AND SEPARATE 2ND W.C
- AMPLE OFF ROAD PARKING
- VENDOR SUITED
- ATTACHED GARAGE
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- QUIET CUL-DE-SAC



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. 100.9 sq. metres (1086.5 sq. feet)

