

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

**1a DARWIN AVENUE
CHRISTCHURCH
BH23 2JA**

Price £575,000

Freehold



DON'T BE MISLED BY FIRST APPEARANCES, THIS TRULY IS A TARDIS OF A BUNGALOW.

THE ACCOMMODATION COMPRISES ENTRANCE VESTIBULE, SPACIOUS LOUNGE WITH OPEN PLAN DINING AREA, CONSERVATORY, BREAKFAST ROOM/KITCHEN, 33FT LONG INNER HALL, 3 WELL PROPORTIONED DOUBLE BEDROOMS WITH THE MAIN BEDROOM HAVING AN EN-SUITE SHOWER ROOM AND A LARGE FAMILY BATHROOM.

EXTERNALLY THE SPACE JUST CONTINUES WITH A GOOD SIZE FRONT GARDEN, AMPLE OFF ROAD PARKING, GARAGE, SUMMER HOUSE, GARDEN SHEDS AND THE REAR GARDEN ITSELF MEASURES 103FT AT IT'S SHORTEST POINT BY APPROXIMATELY 50FT WIDE.

THE GARDENS ARE A REAL FEATURE OF THE PROPERTY WITH RAISED POND, A VAST VARIETY OF MATURE SHRUBS, FLOWERS AND BUSHES, ALONG WITH A GOOD SIZED LAWNED AREA.

NO FORWARD CHAIN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AND PLENTY OF SCOPE TO ENLARGE EVEN FURTHER (STPP).

- **TRADITIONAL DETACHED BUNGALOW**
- **MUCH LARGER THAN FIRST APPEARS**
- **3 DOUBLE BEDROOMS**
- **REAR GARDEN IN EXCESS OF 100FT**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING, GAS FIRED CENTRAL HEATING**
- **AMPLE PARKING AND DETACHED GARAGE**
- **CONSERVATORY**
- **FAMILY BATHROOM & EN-SUITE**
- **BREAKFAST/KITCHEN**
- **LOTS OF SCOPE**



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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