

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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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**

**262 FAIRMILE ROAD  
CHRISTCHURCH  
BH23 2LR**

**Price £725,000**

Freehold



***THIS TRADITIONAL DETACHED BUNGALOW OFFERING OVER 1600 SQUARE FEET OF ACCOMMODATION  
IT REALLY MUST BE VIEWED INTERNALLY TO APPRECIATE.***

***COMPRISING OF 4 DOUBLE BEDROOMS, 24' LOUNGE, 20' DINING/KITCHEN, CONSERVATORY, FAMILY  
BATHROOM/EN-SUITE SHOWER ROOM, STUDY/BEDROOM 5 AND A LOFT ROOM WHICH IS  
CURRENTLY UTILISED AS AN OCCASSIONAL BEDROOM.***

***THE PROPERTY HAS RECENTLY UNDERGONE A PROGRAMME OF WORKS OF IMPROVEMENT AND WILL  
MAKE SOMEONE A LOVELY FAMILY HOME.***

***EXTERNALLY THERE IS AMPLE OFF ROAD PARKING, CAR PORT, LARGE GARAGE/WORKSHOP AND A  
REAR GARDEN THAT OFFERS AN EXPANSE OF DECKING AND WELL TENDED LAWN.***

***BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, BEING CLOSE TO STUNNING  
WOODLAND WALKS ON ST CATHERINE'S HILL, PLUS THERE ARE LOCAL SHOPS AND AMENITIES ALL  
WITHIN EASY REACH.***

- **DECEPTIVELY SPACIOUS TRADITIONAL BUNGALOW**
- **4 DOUBLE BEDROOMS**
- **FAMILY BATHROOM AND EN-SUITE  
SHOWER ROOM**
- **AMPLE OFF ROAD PARKING AND LARGE  
GARAGE/WORKSHOP**
- **24' X 11' LOUNGE**
- **20' STUNNING KITCHEN/DINER**
- **RECENT WORKS OF IMPROVEMENT**
- **OVER 1,600 SQUARE FEET OF LIVING  
SPACE**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **LOFT ROOM**
- **CONSERVATORY**
- **WELL PROPORTIONED REAR GARDEN**
- **CLOSE TO ST CATHERINE'S HILL**
- **LOCAL SHOPS AND AMENITIES NEARBY**
- **TWYNHAM SCHOOLS CATCHMENT**



**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. 151.6 sq. metres (1632.1 sq. feet)



**First Floor**

Approx. 14.9 sq. metres (160.2 sq. feet)

