

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

**124 FAIRMILE ROAD
CHRISTCHURCH
BH23 2LS**

OIEO Price £500,000

Freehold



A DECEPTIVELY SPACIOUS 3 STOREY END OF TERRACE TOWN HOUSE SITUATED IN THE POPULAR JUMPERS AREA OF CHRISTCHURCH AND BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS. THE ACCOMMODATION COMPRISES, TO THE GROUND FLOOR THERE IS DOOR TO ENTRANCE HALL, 16' X 16' LOUNGE, GOOD SIZE DINING/KITCHEN WITH INTEGRATED APPLIANCES AND GROUND FLOOR CLOAKROOM. THEN TO THE FIRST FLOOR IS A LANDING, 3 WELL PROPORTIONED BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM & FURTHER FAMILY BATHROOM & FINALLY TO THE SECOND FLOOR IS A GOOD SIZE BEDROOM & A SECOND FAMILY BATHROOM. JUST SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, VERSATILE ACCOMMODATION, 2 ALLOCATED PARKING SPACES & ATTRACTIVE FRONT, SIDE & REAR GARDENS.

THE PROPERTY IS ONLY A SHORT DRIVE FROM CHRISTCHURCH TOWN CENTRE WITH ITS WIDE ARRAY OF SHOPS, RESTAURANTS, BARS & EATERIES TO SUIT MOST TASTES, ALONG WITH MANY HISTORICAL LANDMARKS & BEAUTIFUL RIVERSIDE WALKS.

124 FAIRMILE ROAD, CHRISTCHURCH BH23 2LS

- **3 STOREY END OF TERRACE TOWN HOUSE**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **LARGE LOUNGE**
- **GOOD SIZE DINING/KITCHEN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **2 FAMILY BATHROOMS & EN-SUITE SHOWER ROOM**
- **ATTRACTIVE GARDENS**
- **4 BEDROOMS**
- **2 ALLOCATED PARKING SPACES**
- **INTEGRATED APPLIANCES FITTED IN KITCHEN**
- **TWYNHAM CATCHMENT**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **VIEWING ADVISED**
- **JULIETTE BALCONY**
- **GROUND FLOOR CLOAKROOM**



VIEWING STRICTLY BY APPOINTMENT PLEASE

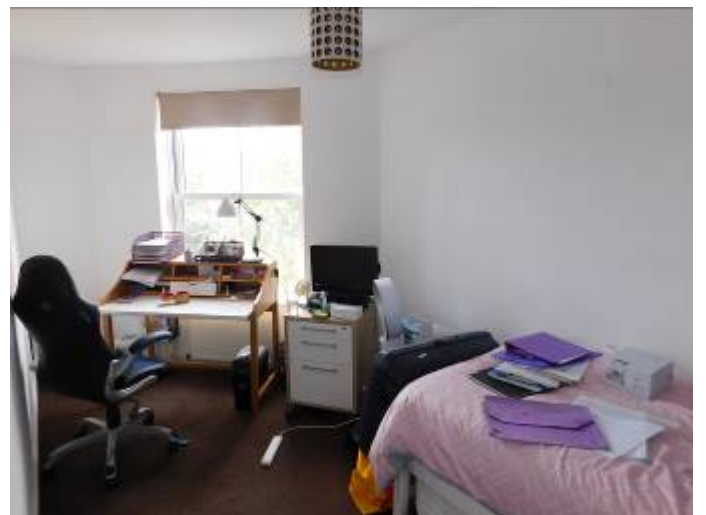
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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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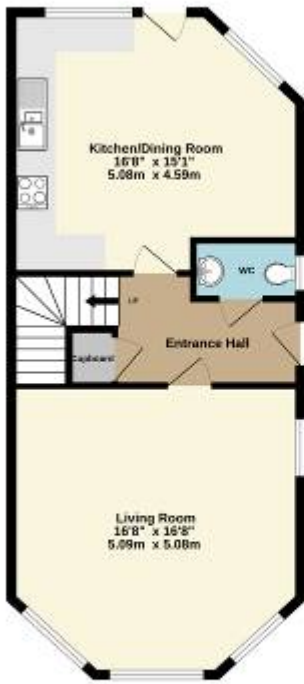


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GROUND FLOOR
862 sq ft (79.9 sq m.) approx.



1ST FLOOR
802 sq ft (74.9 sq m.) approx.



2ND FLOOR
305 sq ft (28.3 sq m.) approx.



TOTAL FLOOR AREA: 1523 sq ft (143.5 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been stated and no guarantee as to their operability or efficiency can be given.
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