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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

**44 HURN ROAD
CHRISTCHURCH
BH23 2RW**

Price £525,000

Freehold



THIS IS A RARE OPPORTUNITY TO PURCHASE A SPACIOUS DETACHED CHALET STYLE PROPERTY WHICH WOULD BENEFIT FROM SOME MODERNISATION, THOUGH DOES OFFER TREMENDOUS SCOPE FOR FURTHER ENLARGEMENT (STPP).

IT IS SITUATED ON A PLOT WHICH WE BELIEVE TO BE APPROXIMATELY 500FT IN LENGTH, IN THE WEST SIDE OF CHRISTCHURCH AND BEING CLOSE TO LOCAL SHOPS & AMENITIES.

IN BRIEF, THE ACCOMMODATION COMPRISES ENTRANCE HALL, GOOD SIZE LOUNGE WITH FEATURE OPEN FIREPLACE, SPACIOUS DINING/KITCHEN, 2 GROUND FLOOR DOUBLE BEDROOMS, SHOWER ROOM & A 29FT CONSERVATORY.

TO THE FIRST FLOOR IS A LARGE BEDROOM WITH LIVING SPACE, EN-SUITE BATHROOM, PLUS A LANDING AREA & OFFICE ROOM.

EXTERNALLY THERE IS PLENTY OF OFF ROAD PARKING TO THE FRONT & SIDE VIA THE DRIVEWAY WHICH LEADS TO THE DETACHED 15' LONG GARAGE WHICH HAS A 17' WORKSHOP TO THE REAR. THE EXTENSIVE REAR GARDEN IS STOCKED WITH A VARIETY OF MATURE TREES AND SHRUBS & REALLY DOES NEED TO BE SEEN.

WE STRONGLY ADVISE AN EARLY INSPECTION TO APPRECIATE THE SCOPE THIS PROPERTY OFFERS.

- **3 DOUBLE BEDROOMS**
- **DETACHED CHALET STYLE HOME**
- **PLOT WHICH IS BELIEVED TO BE APPROXIMATELY 500FT**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **LARGE GARAGE PLUS WORKSHOP**
- **SPACIOUS LOUNGE WITH FEATURE OPEN FIRE**
- **WELL PROPORTIONED DINING/KITCHEN**
- **GROUND FLOOR SHOWER ROOM**
- **EN-SUITE BATHROOM TO FIRST FLOOR BEDROOM**
- **OFFICE SPACE**
- **TREMENDOUS SCOPE TO IMPROVE & ENLARGE FURTHER (STPP)**



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. 107.9 sq. metres (1161.3 sq. feet)



First Floor
Approx. 45.5 sq. metres (520.2 sq. feet)

