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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

**21 CLARENDON ROAD
CHRISTCHURCH
BH23 2AB**

Price £400,000

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS, TOWN CENTRE, MAINLINE RAILWAY STATION AND BEING WITHIN TWYNHAMS SCHOOLS CATCHMENT AREAS IS THIS DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME.

THE PROPERTY HAS ACCOMMODATION OF DINING/KITCHEN WITH SEPARATE BREAKFAST AREA, UTILITY ROOM, INNER HALLWAY, 18 X 15 LIVING ROOM, FIRST FLOOR LANDING, 3 DOUBLE BEDROOMS AND MODERN FAMILY BATHROOM. THERE IS ALSO A SINGLE GLAZED LEAN TO WHICH IS ACCESSED FROM THE LIVING ROOM.

THE PROPERTY BOASTS MANY BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, LARGE GARDEN AND THE ADDED BENEFIT OF HAVING NO FORWARD CHAIN.

WITH THE SIZE OF THE ACCOMMODATION COUPLED WITH THE LOCATION THIS WILL MAKE SOMONE A LOVELY FAMILY HOME.

21 CLARENDON ROAD, CHRISTCHURCH BH23 2AB

- **OLDER STYLE SEMI DETACHED FAMILY HOME**
- **3 DOUBLE BEDROOMS**
- **DECEPTIVELY SPACIOUS THROUGHOUT**
- **LARGE LIVING ROOM**
- **GOOD SIZE DINING/KITCHEN**
- **BREAKFAST AREA AND UTILITY ROOM**
- **LARGE GARDEN**
- **AMPLE OFF ROAD PARKING**
- **NO FORWARD CHAIN**
- **MODERN FAMILY BATHROOM**
- **CLOSE TO TOWN CENTRE AND TRAIN STATION**
- **LOCAL SHOPS, AMENITIES AND SCHOOLS NEARBY**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **VIEWING ADVISED**



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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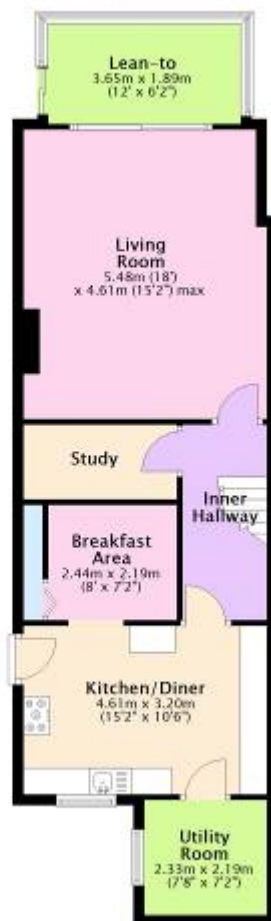
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Ground Floor
Approx. 70.3 sq. metres (756.4 sq. feet)



First Floor
Approx. 48.2 sq. metres (518.7 sq. feet)

