

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**

**24 DUKESFIELD  
CHRISTCHURCH  
BH23 2RF**

**Price £499,950**

Freehold



***SITUATED IN A QUIET CUL-DE-SAC IN THE EVER POPULAR WEST SIDE OF CHRISTCHURCH IS THIS EXTREMELY WELL PRESENTED DETACHED BUNGALOW.***

***THE ACCOMMODATION COMPRISES ENTRANCE HALL, SPACIOUS LOUNGE, ATTRACTIVE MODERN DINING/KITCHEN, 2 DOUBLE BEDROOMS & MODERN FAMILY BATHROOM WITH BOTH BATH & SHOWER.***

***EXTERNALLY THERE IS AN OPEN PLAN FRONT GARDEN WITH DRIVEWAY TO THE SIDE PROVIDING AMPLE OFF ROAD PARKING & LEADING TO THE ATTACHED GARAGE.***

***THE REAR GARDEN IS A FEATURE OF THE PROPERTY OFFERING AN EXCELLENT DEGREE OF PRIVACY & SECLUSION. BOTH FRONT & REAR GARDENS ARE BEAUTIFULLY MAINTAINED.***

***LOCAL SHOPS ALONG THE GROVE & ST CATHERINE'S HILL ARE WITHIN CLOSE PROXIMITY AND THERE ARE EXCELLENT BUS ROUTES & AMENITIES CLOSE BY.***

***ALSO NEARBY ARE STUNNING RIVERSIDE WALKS ALONG THE RIVER STOUR & GOLF COURSE. JUST SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDED GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

**24 DUKESFIELD, CHRISTCHURCH BH23 2RF**

- **BEAUTIFUL DETACHED BUNGALOW**
- **2 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **MODERN DINING/KITCHEN**
- **MODERN BATHROOM & SHOWER**
- **DELIGHTFUL GARDENS**
- **AMPLE OFF ROAD PARKING & ATTACHED GARAGE**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **QUIET CUL-DE-SAC LOCATION**
- **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.

**24 DUKESFIELD, CHRISTCHURCH BH23 2RF**



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**Ground Floor**

Approx. 83.5 sq. metres (898.3 sq. feet)

