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BH23 2LQ

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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

**2 BRONTE AVENUE
CHRISTCHURCH
BH23 2LX**

Price £500,000

Freehold



THIS IS AN EXTREMELY WELL PRESENTED, EXTENDED DETACHED FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY TO THE TWYNHAM INFANTS SCHOOL AND ALSO WITHIN THE TWYNHAM SECONDARY SCHOOL CATCHMENT.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, SPACIOUS LOUNGE, STUNNING KITCHEN/DINING ROOM WITH ORANGERY STYLE ROOF LIGHT, GROUND FLOOR BEDROOM 4 WITH MODERN EN-SUITE SHOWER ROOM, FIRST FLOOR LANDING, 3 FURTHER BEDROOMS AND A MODERN CONTEMPORARY FAMILY BATHROOM.

EXTERNALLY THERE IS OFF ROAD PARKING LEADING TO THE INTEGRAL GARAGE/STORE TO THE FRONT AND TO THE REAR IS AN EXTREMELY WELL TENDED GARDEN, WITH LAWN, SEATING AREA AND SUMMER HOUSE WITH POWER AND LIGHTING.

THE PROPERTY BOASTS FURTHER BENEFITS OF DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, SOLAR PANELS WHICH GIVE A POTENTIAL RETURN OF UP TO £2,000 PER ANNUM PLUS REDUCED ELECTRICITY BILLS AND BEING WITHIN EASY REACH OF CHRISTCHURCH HOSPITAL AND LOCAL SHOPS ALONG FAIRMILE ROAD.

2 BRONTE AVENUE, CHRISTCHURCH BH23 2LX

WE ADVISE AN EARLY INTERNAL INSPECTION TO APPRECIATE THIS LOVELY FAMILY HOME.

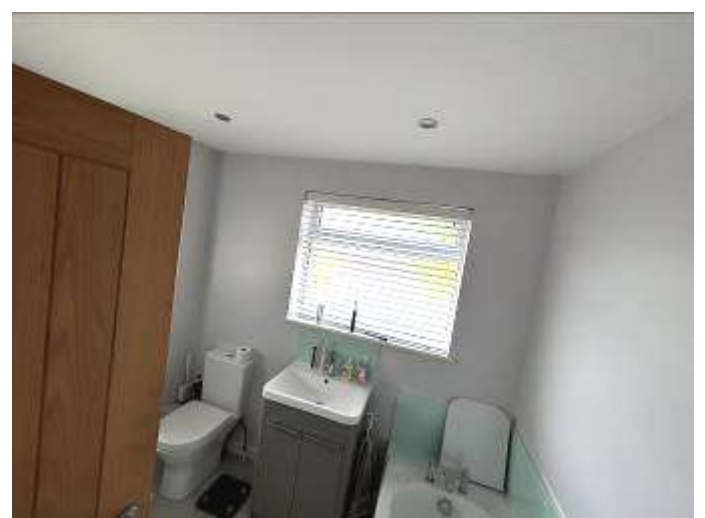
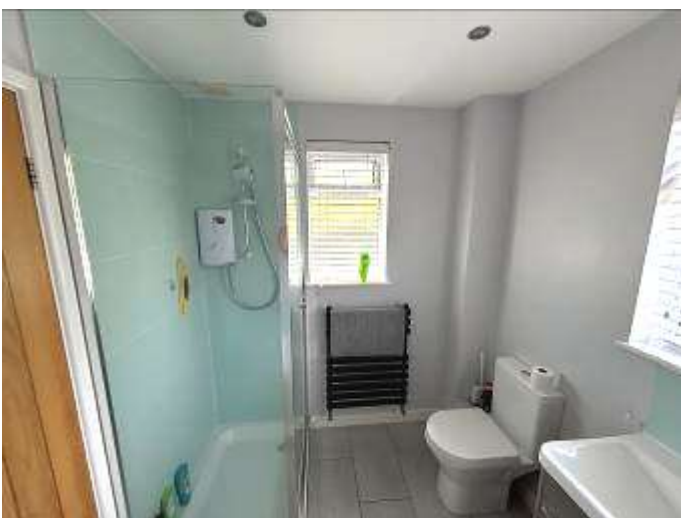
- **DETACHED FAMILY HOME**
- **EXTENDED IN RECENT TIMES**
- **4 BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM**
- **CONTEMPORARY FAMILY BATHROOM**
- **STUNNING KITCHEN/DINER**
- **SEPARATE LOUNGE WITH LOG BURNER**
- **ATTRACTIVE GARDENS WITH SUMMER HOUSE**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **SOLAR PANELS WITH CASH BACK**
- **TWYNHAM SCHOOL CATCHMENT**
- **CLOSE TO LOCAL SHOPS AND CHRISTCHURCH HOSPITAL**
- **OFF ROAD PARKING AND INTEGRAL GARAGE/STORE**
- **POPULAR LOCATION**



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.

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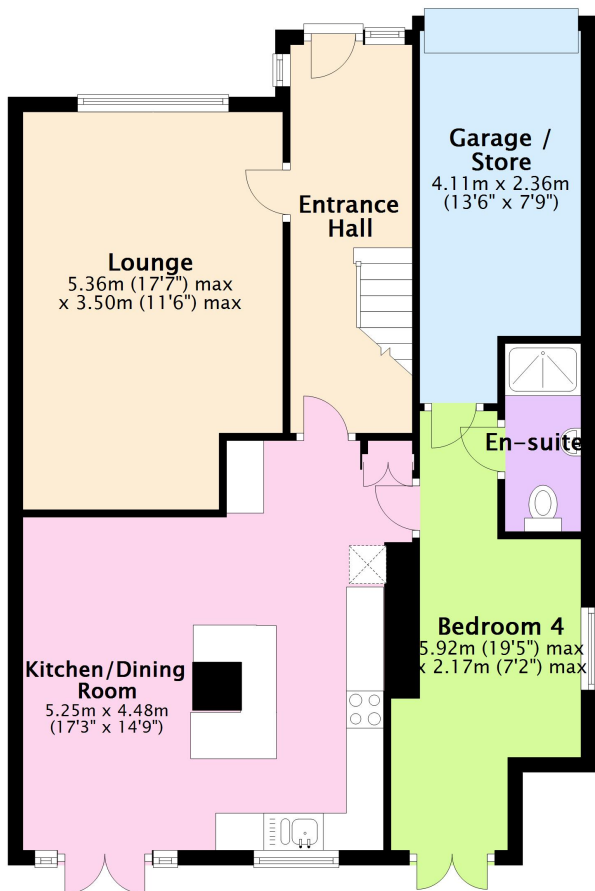


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Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)

