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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

**19 RIMBURY WAY
CHRISTCHURCH
BH23 2RQ**

Price £475,000

Freehold



SITUATED ON THIS POPULAR DEVELOPMENT IS THIS MODERN, WELL PRESENTED DETACHED FAMILY HOME.

THE PROPERTY BOASTS ACCOMMODATION OF ENTRANCE LOBBY, ATTRACTIVE STAGGERED LOUNGE/DINER, MODER KITCHEN, 3 BEDROOMS, FAMILY BATHROOM AND EN-SUITE SHOWER ROOM TO BEDROOM ONE.

EXTERNALLY THERE IS A DRIVEWAY PROVIDING OFF ROAD PARKING AND LEADING TO THE INTEGRAL GARAGE AND TO THE REAR IS AN ENCLOSED WELL TENDED GARDEN WHICH OFFERS A GOOD DEGREE OF PRIVACY AND SECLUSION.

SOME OF THE BENEFITS CONVEYED WITH THIS FAMILY HOME INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENTS, CLOSE TO CHRISTCHURCH HOSPITAL, BUS ROUTES AND AMENITIES, PLUS THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

- **MODERN DETACHED FAMILY HOME**
- **NO FORWARD CHAIN**
- **3 BEDROOMS**
- **MODERN FAMILY BATHROOM & EN-SUITE SHOWER ROOM**
- **ATTRACTIVE STAGGERED LOUNGE/DINER**
- **OFF ROAD PARKING & INTEGRAL GARAGE**
- **MODERN KITCHEN**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **TWYNHAM CATCHMENT**
- **POPULAR LOCATION**
- **CLOSE TO CHRISTCHURCH HOSPITAL**
- **LOCAL SHOPS AND BUS ROUTES NEARBY**



VIEWING STRICTLY BY APPOINTMENT PLEASE

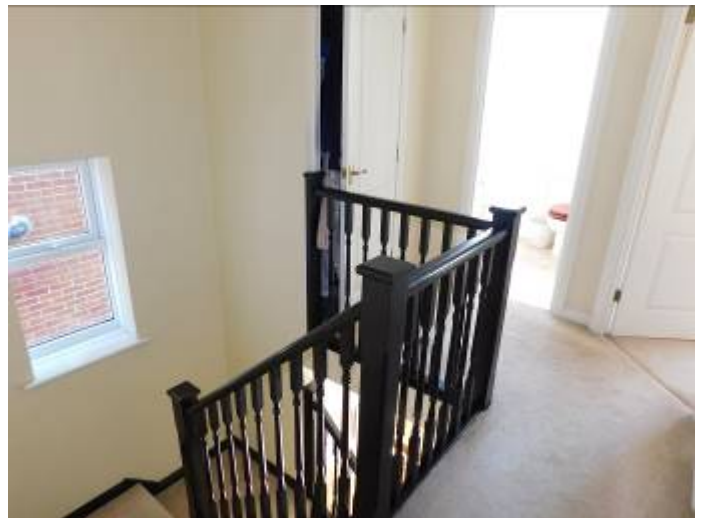
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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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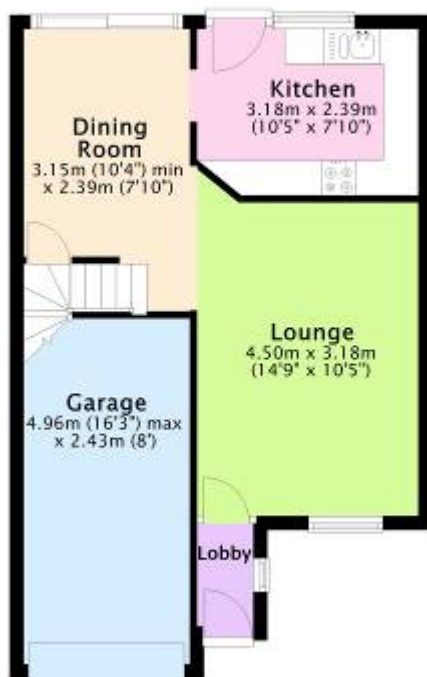


19 RIMBURY WAY, CHRISTCHURCH BH23 2RQ



Ground Floor

Approx. 46.1 sq. metres (496.5 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)

