

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

01202 487587

**MICHAEL ADAM**

post@michaeladam.co.uk

www.michaeladam.co.uk



*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**

**23 BRONTE AVENUE  
CHRISTCHURCH  
BH23 2LZ**

**Price £450,000 including Plot with Planning permission –**

**Also available as two separate entities £350,000  
for just the house £100,000 Building Plot**

Freehold



***A MODERN FAMILY HOME WHICH IS SITUATED IN THIS POPULAR LOCATION AND IS BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

***THE PROPERTY IS A 3 BEDROOM HOUSE WITH ADJACENT BUILDING PLOT WHICH HAS PLANNING PERMISSION GRANTED FOR AN ATTACHED 2 BEDROOM HOME.***

***THIS IS A RARE OPPORTUNITY TO PURCHASE THE WHOLE ENTITY AT £450,000 OR SEPARATELY – THE EXISTING HOUSE CAN BE PURCHASED FOR £350,000 AND THE PLOT CAN BE SECURED FOR £100,000. THE MAIN HOUSE HAS AN OPEN PLAN LIVING/DINING/KITCHEN, 3 WELL PROPORTIONED BEDROOMS & MODERN SHOWER ROOM.***

***PLANS FOR THE NEW HOUSE ARE AVAILABLE ON BCP PLANNING WEBSITE – PLANNING NUMBER 8/22/0762/FUL***

***FOR FURTHER INFORMATION PLEASE CALL 01202 487587 OR POP INTO OUR OFFICE AT 237 FAIRMILE ROAD, CHRISTCHURCH BH23 2LQ***

- **HOUSE WITH PLOT**
- **PLANNING APPROVED FOR NEW 2 BEDROOM HOUSE**
- **TWYNHAM CATCHMENT**
- **NO FORWARD CHAIN**
- **CAN BE BOUGHT SEPARATELY**
- **OFF ROAD PARKING FOR BOTH PROPERTIES**
- **FANTASTIC OPPORTUNITY**
- **MODERN OPEN PLAN LIVING SPACE**
- **3 BEDROOMS**
- **MODERN SHOWER ROOM**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **FOR MORE INFORMATION CALL 01202 487587**



**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.

**23 BRONTE AVENUE, CHRISTCHURCH BH23 2LZ**

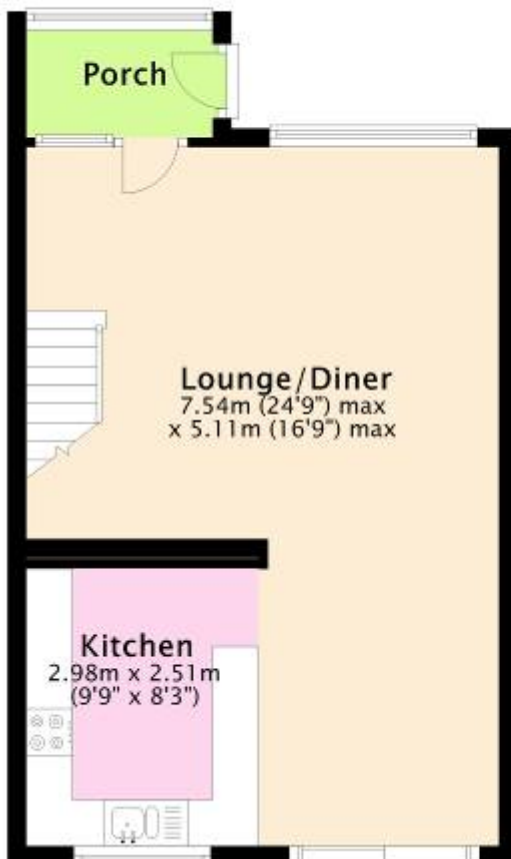






### **Ground Floor**

Approx. 41.0 sq. metres (441.7 sq. feet)



### **First Floor**

Approx. 38.5 sq. metres (414.3 sq. feet)

