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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**

**1 STROUD PARK AVENUE  
CHRISTCHURCH  
BH23 3HQ**

**Price £400,000**

Freehold



***THIS DETACHED CHALET BUNGALOW OFFERS GOOD SIZE ACCOMMODATION WHICH IS WELL PRESENTED AND HAS A SLIGHTLY UNCONVENTIONAL LAYOUT.***

***COMPRISING IN BRIEF OF ENTRANCE LOBBY, LOUNGE, DINING ROOM, INTERNAL KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM AND CONSERVATORY/UTILITY ON THE GROUND FLOOR AND THEN TO THE FIRST FLOOR ARE 2 FURTHER BEDROOMS WHICH DO HAVE SLIGHTLY LIMITED HEAD HEIGHT.***

***THE PROPERTY IS LOCATED CLOSE TO LOCAL SHOPS, AMENITIES AND TRANSPORT LINKS ALONG WITH BEING ONLY A SHORT DRIVE AWAY FROM AVON BEACH AND THE DELIGHTFUL MUDEFORD QUAY.***

***BENEFITTING FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, NO FORWARD CHAIN AND A GOOD SIZE REAR GARDEN WITH LAWN, DECKED SEATING AREA AND STORAGE SHEDS.***

**1 STROUD PARK AVENUE, CHRISTCHURCH BH23 3HQ**

- DETACHED CHALET
- 3 – 4 BEDROOMS
- LARGE CONSERVATORY/UTILITY
- LOUNGE
- SEPARATE DINING ROOM
- MODERN INTERNAL KITCHEN
- GROUND FLOOR BATHROOM
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- SHORT DRIVE TO BEAUTIFUL BEACHES & MUDEFORD QUAY
- GOOD SIZE REAR GARDEN
- CLOSE TO LOCAL SHOPS AND AMENITIES
- WELL PRESENTED THROUGHOUT
- 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.

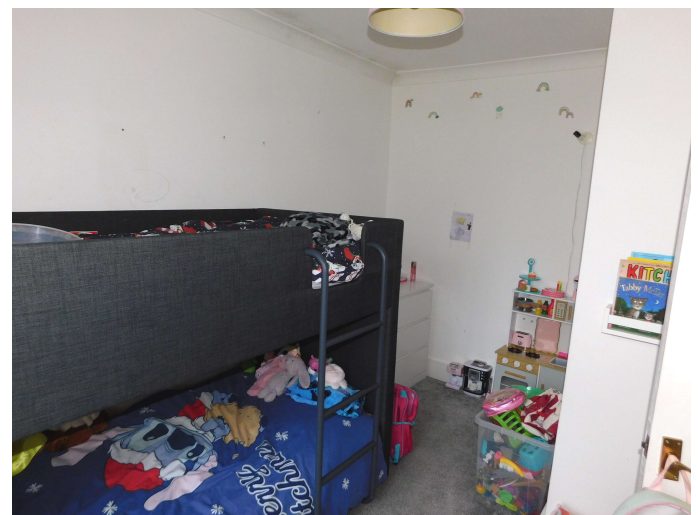
**PLEASE NOTE:**

**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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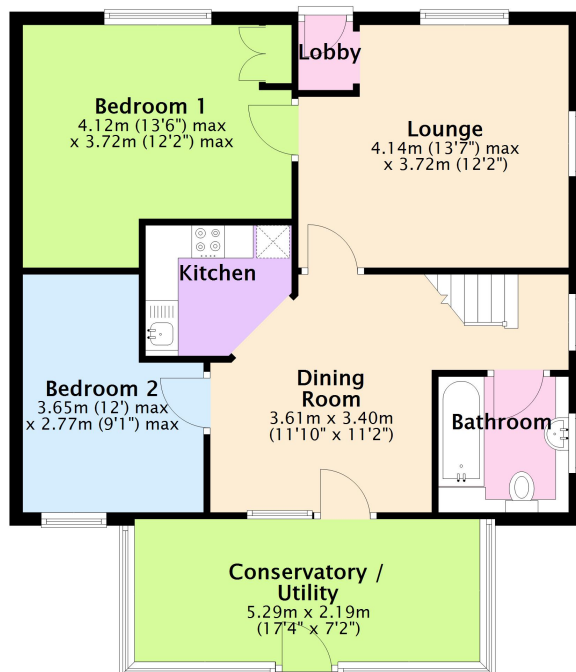


**1 STROUD PARK AVENUE, CHRISTCHURCH BH23 3HQ**



**Ground Floor**

Approx. 74.6 sq. metres (802.5 sq. feet)



**First Floor**

Approx. 28.8 sq. metres (310.4 sq. feet)

