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MICHAEL ADAM

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**DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR**

# 9 CLARENCE PLACE
# CHRISTCHURCH
# BH23 2UH

## Price £390,000

Freehold



***SITUATED IN A CUL-DE-SAC LOCATION WITHIN THE TWYNHAM SCHOOLS CATCHMENT IS THIS BEAUTIFULLY PRESENTED END OF TERRACE FAMILY HOME.***

***THE ACCOMMODATION COMPRISES ENTRANCE HALL, GROUND FLOOR CLOAKROOM, BREAKFAST/KITCHEN, 17' X 11' LOUNGE/DINER, FIRST FLOOR LANDING, 3 WELL PROPORTIONED BEDROOMS & FAMILY BATHROOM. THE PROPERTY HAS BEEN UPDATED BY THE CURRENT OWNERS WITH A RECENTLY RENEWED MODERN CONTEMPORARY KITCHEN, REDECORATION & THE ADDITION OF GARDEN STORAGE UNITS.***

***IT ALSO OFFERS FURTHER BENEFITS INCLUDING MODERN FITMENTS THROUGHOUT, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING FOR 2 CARS, THE ADDED BONUS OF BEING OFFERED FOR SALE WITH POTENTIALLY NO FORWARD CHAIN.***

***IDEALLY LOCATED FOR CHRISTCHURCH HOSPITAL WHERE THERE IS A GP SURGERY. LOCAL SHOPS CAN BE FOUND NEARBY ALONG FAIRMILE ROAD & THE TOWN CENTRE OF CHRISTCHURCH IS APPROXIMATELY 1 MILE DISTANT & HAS A WIDE VARIETY OF SHOPS, RESTAURANTS, BARS & EATERIES ALONG WITH MANY HISTORICAL FEATURES & BEAUTIFUL RIVERSIDE WALKS.***

**9 CLARENCE PLACE, CHRISTCHURCH BH23 2UH**

- **MODERN END OF TERRACE HOME**
- **3 WELL PROPORTIONED BEDROOMS**
- **GOOD SIZE LOUNGE/DINER**
- **GROUND FLOOR CLOAKS**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING FOR 2 CARS**
- **POTENTIALLY NO FORWARD CHAIN**
- **TWYNHAM SCHOOL CATCHMENT**
- **CLOSE TO CHRISTCHURCH HOSPITAL AND GP SURGERY**
- **RECENTLY RENEWED KITCHEN/BREAKFAST ROOM**
- **MODERN FAMILY BATHROOM**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **POPULAR LOCATION AND MUST BE VIEWED TO FULLY APPRECIATE**





**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.

**Website: www.michaeladam.co.uk Email: post@michaeladam.co.uk**

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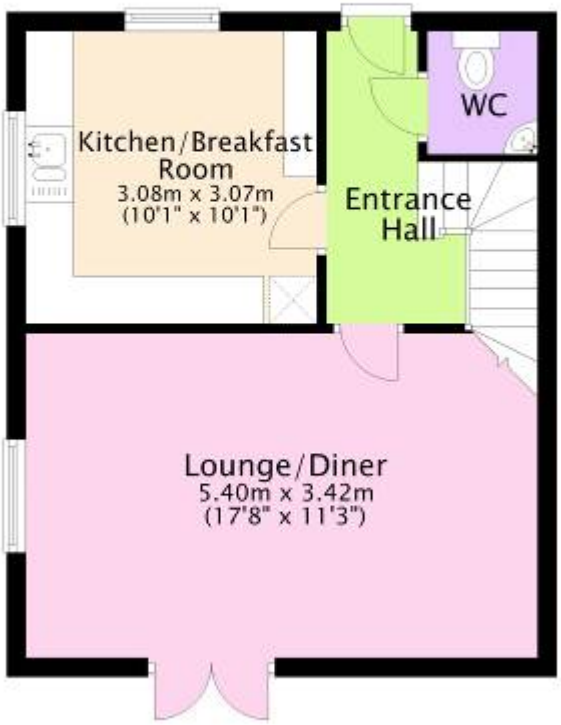


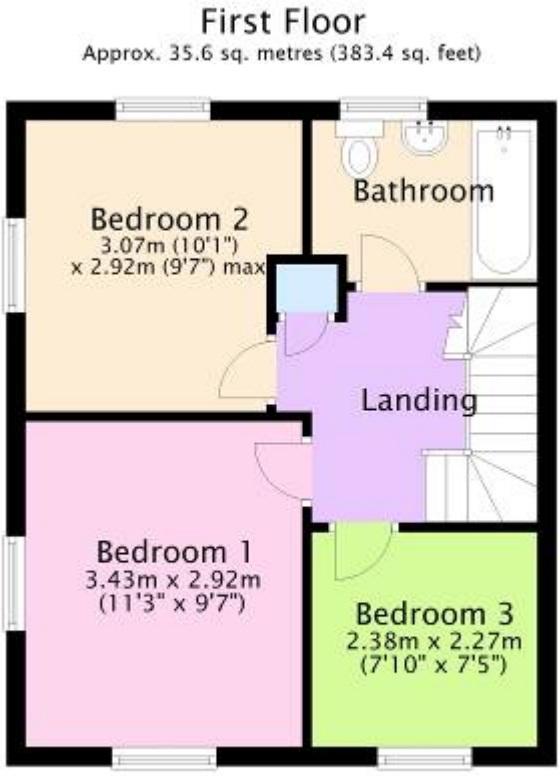


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