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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 PORTFIELD CLOSE
CHRISTCHURCH
BH23 2AH**

Price £315,000

Freehold



SITUATED WITHIN STRIKING DISTANCE OF CHRISTCHURCH MAINLINE STATION & TOWN CENTRE IS THIS EXTENDED FAMILY HOME.

THE ACCOMMODATION COMPRISES ENTRANCE PORCH, HALL, LOUNGE, KITCHEN, GARDEN/FAMILY ROOM, GROUND FLOOR W.C., 2 DOUBLE BEDROOMS & MODERN FAMILY BATHROOM.

THE PROPERTY BENEFITS FROM BEING CLOSE TO LOCAL SCHOOLS, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, GOOD SIZE GARDEN, OFF ROAD PARKING & BEING IN A CUL-DE-SAC LOCATION. CHRISTCHURCH TOWN CENTRE IS WITHIN WALKING DISTANCE & HAS A WIDE VARIETY OF SHOPS, RESTAURANTS, BARS & EATERIES TO SUIT MOST TASTES, ALONG WITH A MULTITUDE OF HISTORIC LANDMARKS INCLUDING CASTLE RUINS & 11TH CENTURY PRIORY.

2 PORTFIELD CLOSE, CHRISTCHURCH BH23 2LH

***THERE ARE ALSO BEAUTIFUL RIVER WALKS ALONG THE TOWN QUAY & LOCAL AWARD WINNING BEACHES ARE ONLY A SHORT DRIVE AWAY.
EARLY VIEWING IS ADVISED.***

- **CLOSE TO TOWN CENTRE**
- **END OF TERRACE FAMILY HOME**
- **CHARACTER ACCOMMODATION**
- **2 GOOD SIZE RECEPTION ROOMS**
- **2 DOUBLE BEDROOMS**
- **KITCHEN AND GROUND FLOOR W.C.**
- **MODERN FIRST FLOOR FAMILY BATHROOM**
- **WELL PROPORTIONED GARDEN**
- **OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **IN CATCHMENT FOR TWYNHAM INFANT, JUNIOR AND SECONDARY SCHOOLS**
- **POPULAR CUL-DE-SAC LOCATION**
- **EARLY 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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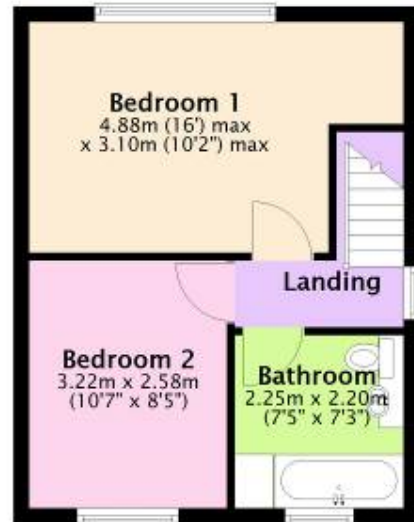
Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



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