

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

**51 ELIZABETH AVENUE
CHRISTCHURCH
BH23 2DN**

Guide Price £400,000 - £425,000

Freehold



THIS IS A WELL PRESENTED & DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES.

THE ACCOMMODATION COMPRISES OF AN ATTRACTIVE, WELCOME ENTRANCE HALL, GROUND FLOOR W.C., KITCHEN, 23FT LOUNGE/DINER WITH FEATURE LOG BURNER, CONSERVATORY, 3 DOUBLE BEDROOMS AND FAMILY BATHROOM. THERE IS ALSO A LOFT ROOM WITH VELUX WINDOW

EXTERNALLY, THERE IS AMPLE OFF ROAD PARKING FOR A NUMBER OF VEHICLES WITH DOUBLE GATES TO THE SIDE LEADING THROUGH TO THE DETACHED GARAGE AND REAR GARDEN WHICH HAS A PAVED SEATING AREA AND LAWN.

SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, BEING CLOSE TO LOCAL SHOPS AND AMENITIES AND ALSO BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS.

- **SPACIOUS SEMI DETACHED FAMILY HOME**
- **3 DOUBLE BEDROOMS**
- **ATTRACTIVE ENTRANCE HALL**
- **MODERN STYLE KITCHEN**
- **GROUND FLOOR W.C.**
- **MODERN FAMILY BATHROOM**
- **CONSERVATORY**
- **23'9 LOUNGE/DINER**
- **FEATURE LOG BURNER**
- **WELL PROPORTIONED GARDEN**
- **AMPLE OFF ROAD PARKING**
- **DETACHED GARAGE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **WITHIN TWYNHAM SCHOOLS CATCHMENT AREAS**



VIEWING STRICTLY BY APPOINTMENT PLEASE

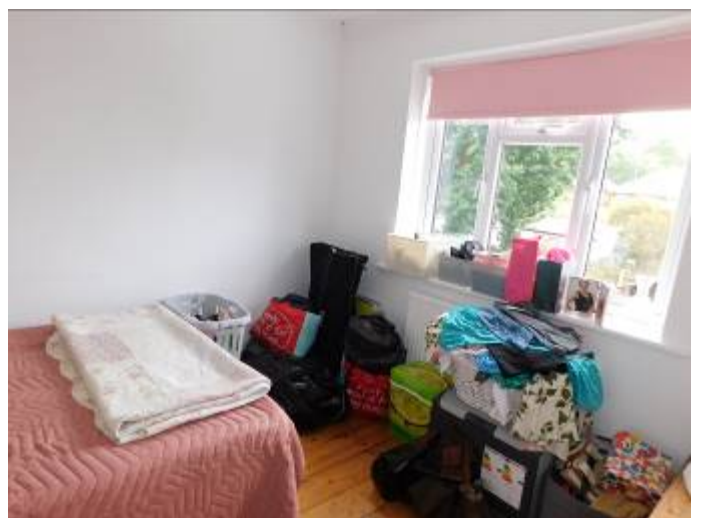
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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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