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Dorset  
BH23 2LQ

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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**

**91 PUREWELL  
CHRISTCHURCH  
BH23 1EJ**

**Price £390,000**

Freehold



***THIS WELL PRESENTED CHARACTER COTTAGE IS SITUATED WITHIN THE POPULAR DISTRICT OF PUREWELL BEING WITHIN WALKING DISTANCE OF CHRISTCHURCH TOWN CENTRE, THE TWO RIVERSMEET LEISURE CENTRE AND STANPIT MARSH.***

***THIS DELIGHTFUL COTTAGE HAS ACCOMMODATION OVER 2 FLOORS WITH ENTRANCE LOBBY, LOUNGE WITH FEATURE FIRE, SEPARATE DINING ROOM, KITCHEN, UTILITY ROOM, 3 DOUBLE BEDROOMS AND A LUXURIOUS BATH/SHOWER ROOM.***

***EXTERNALLY, TO THE FRONT THERE IS A SMALL GARDEN AREA TO THE SIDE OF WHICH THERE IS OFF ROAD PARKING FOR ONE CAR AND GATES LEAD THROUGH TO THE ENCLOSED REAR GARDEN WHICH IS MAINLY LAID TO HARDLANDSCAPING FOR EASE OF MAINTENANCE AND AN IMPRESSIVE GARDEN CHALET WHICH COULD BE USED AS AN OFFICE OR RELAXING GARDEN ROOM.***

***THE PROPERTY IS BEING OFFERED FOR SALE WITH NO FORWARD CHAIN, AND HAS FURTHER BENEFITS INCLUDING DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING.***

***AN INTERNAL INSPECTION IS STRONGLY WARRANTED TO APPRECIATE THE CHARM AND CHARACTER OF THIS LOVELY FAMILY HOME***

**91 PUREWELL, CHRISTCHURCH BH23 1EJ**

- **3 DOUBLE BEDROOMS**
- **CHARACTER SEMI DETACHED COTTAGE**
- **ATTRACTIVE LOUNGE**
- **SEPARATE DINING ROOM**
- **COTTAGE STYLE KITCHEN AND UTILITY**
- **FEATURE GARDEN CHALET**
- **NO FORWARD CHAIN**
- **OFF ROAD PARKING FOR A SMALL CAR**
- **CLOSE TO TOWN CENTRE**
- **EASY ACCESS TO STANPIT MARSH & MUDEFORD QUAY**
- **LUXURIOUS FAMILY BATHROOM**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **ENCLOSED PRIVATE REAR GARDEN**



**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.

**91 PUREWELL, CHRISTCHURCH BH23 1EJ**



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**Ground Floor**  
Approx. 50.1 sq. metres (538.9 sq. feet)



**First Floor**  
Approx. 43.5 sq. metres (468.4 sq. feet)

