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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

**139 THE GROVE
CHRISTCHURCH
BH23 2EZ**

Price £450,000

Freehold



SITUATED IN WEST CHRISTCHURCH IS THIS DECEPTIVELY SPACIOUS DETACHED BUNGALOW SITED ON A GOOD SIZE CORNER PLOT.

THE PROPERTY OFFERS TREMENDOUS SCOPE FOR IMPROVEMENT & ENLARGEMENT (STPP) BY WAY OF A LOFT CONVERSION OR LOFT EXTENSION.

IN BRIEF, THE ACCOMMODATION COMPRISES OF SPACIOUS ENTRANCE HALL, LOUNGE/DINER, 2 GOOD SIZE DOUBLE BEDROOMS, ONE WITH AN EN-SUITE SHOWER ROOM, A SPACIOUS MODERN STYLE KITCHEN, SUN ROOM, FAMILY BATHROOM WITH HERITAGE STYLE SUITE & AN ATTACHED GARAGE.

THE PROPERTY IS BEING OFFERED WITH NO FORWARD CHAIN & HAS FURTHER BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, & AN ATTRACTIVE REAR GARDEN WITH SUMMER HOUSE.

IT IS ALSO LOCATED WITHIN REACH OF LOCAL SHOPS & AMENITIES & BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENTS.

- **SPACIOUS DETACHED BUNGALOW**
- **NO FORWARD CHAIN**
- **2 DOUBLE BEDROOMS**
- **LARGE LOUNGE/DINER**
- **ATTRACTIVE REAR GARDEN**
- **GOOD SIZE KITCHEN**
- **SUN ROOM**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **ATTACHED GARAGE**
- **AMPLE OFF ROAD PARKING**
- **SPACIOUS ENTRANCE HALL**
- **TREMENDOUS SCOPE FOR IMPROVEMENT/ENLARGEMENT (STPP)**
- **POPULAR LOCATION**
- **FAMILY BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **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. 114.0 sq. metres (1226.6 sq. feet)

