237 Fairmile Road
Christchurch
Dorset
BH23 2LQ

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MICHAEL ADAM

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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

23 REGENCY CRESCENT
CHRISTCHURCH
BH23 2UF

Price £425,000

Freehold

LOCATED IN A CRESCENT OF REGENCY STYLE PROPERTIES IS THIS IMMACULATELY PRESENTED END OF TERRACE FAMILY HOME.

THE PROPERTY OFFERS BEAUTIFULLY PRESENTED & WELL PROPORTIONED ACCOMMODATION WHICH INCLUDES ENTRANCE HALL, GROUND FLOOR CLOAKROOM, MODERN KITCHEN, SPACIOUS LOUNGE/DINER, FEATURE CONSERVATORY, FIRST FLOOR LANDING, 3 GOOD SIZE BEDROOMS & A MODERN SHOWER ROOM.

THE PROPERTY BOASTS BENEFITS INCLUDING DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING, EASY TO MAINTAIN GARDENS WITH SUMMER HOUSE, 14 SOLAR PANELS FOR ELECTRICITY, BEING CLOSE TO LOCAL AMENITIES INCLUDING CHRISTCHURCH HOSPITAL & IS ALSO SITUATED IN THE TWYNHAM SCHOOLS CATCHMENT AREAS.

THERE IS ALSO THE BENEFIT OF HAVING USE OF THE CENTRAL PARK AREA WHICH IS FOR THE RESIDENTS ONLY USE.

CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY HALF A MILE DISTANT & HAS A COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES ALONG WITH MANY HISTORICAL FEATURES.

23 REGENCY CRESCENT, CHRISTCHURCH BH23 2UF

- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **MODERN END OF TERRACE FAMILY HOME**
- **3 GOOD SIZE BEDROOMS**
- **MODERN KITCHEN AND SHOWER ROOM**
- **GROUND FLOOR CLOAKS**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING**
- **EASY TO MAINTAIN GARDENS WITH SUMMER HOUSE**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL AMENITIES**
- **TWYNHAM SCHOOLS CATCHMENT**
- **FEATURE CONSERVATORY**
- **SPACIOUS LOUNGE/DINER**
- **14 SOLAR PANELS FOR ELECTRICITY**

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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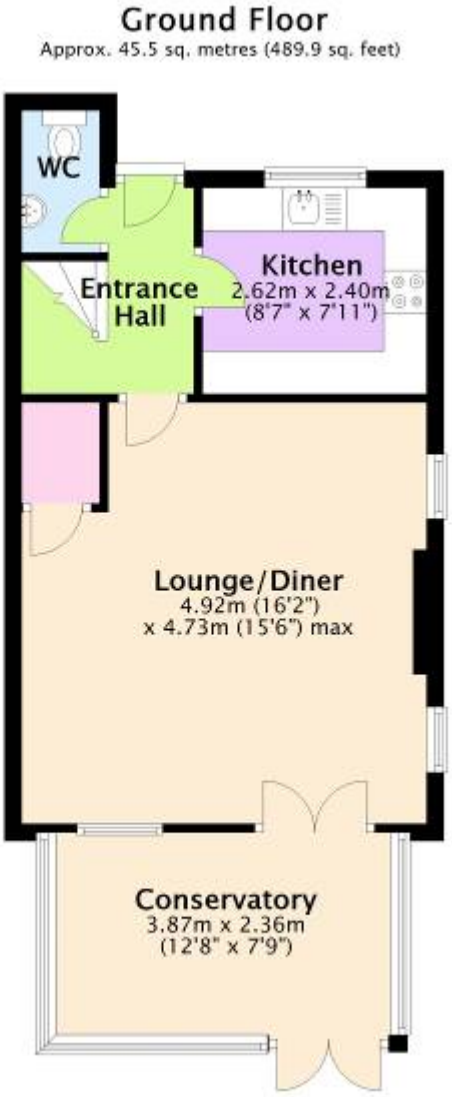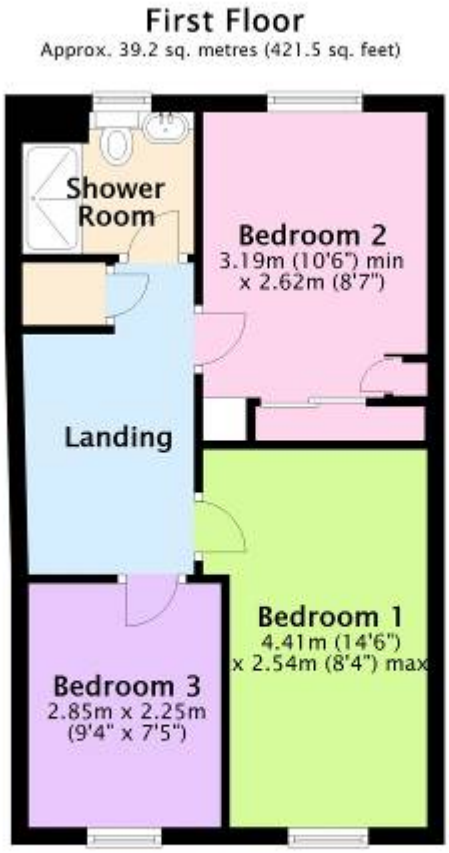
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