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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

**12 RIMBURY WAY
CHRISTCHURCH
BH23 2RQ**

Price £435,000

Freehold



SITUATED ON THIS POPULAR DEVELOPMENT IS THIS DETACHED FAMILY HOME CONSTRUCTED IN THE 1990'S.

OFFERING ACCOMMODATION OF ENTRANCE VESTIBULE, STAGGERED LOUNGE/DINER, KITCHEN, 3 DOUBLE BEDROOMS (WITH THE MASTER BEDROOM HAVING AN EN-SUITE SHOWER ROOM) & A GOOD SIZE FAMILY BATHROOM.

THE PROPERTY NOW REQUIRES GENERAL UPDATING BUT WAS LOVINGLY CARED FOR BY THE CURRENT OWNER & OFFERS BENEFITS INCLUDING NO FORWARD CHAIN, INTEGRAL GARAGE, OFF ROAD PARKING, ATTRACTIVE & PRIVATE REAR GARDEN PLUS GAS FIRED CENTRAL HEATING & ORIGINAL DOUBLE GLAZED WINDOWS.

THIS IS AN IDEAL HOME FOR THOSE LOOKING TO PUT THEIR OWN MARK ON A PROPERTY & MAKE IT THEIR OWN.

THE PROPERTY IS ALSO LOCATED WITHIN EASY REACH OF THE TOWN CENTRE, CHRISTCHURCH HOSPITAL, LOCAL SHOPS & AMENITIES & IS ALSO SITUATED WITH THE TWYNHAM SCHOOLS CATCHMENT AREAS.

12 RIMBURY WAY, CHRISTCHURCH BH23 2RQ

- **DETACHED FAMILY HOME**
- **NO FORWARD CHAIN**
- **STAGGERED LOUNGE/DINER**
- **3 GOOD SIZE BEDROOMS**
- **FITTED KITCHEN**
- **SPACIOUS FAMILY BATHROOM**
- **EN-SUITE TO MASTER BEDROOM**
- **ATTRACTIVE REAR GARDEN**
- **INTEGRAL GARAGE**
- **SCOPE FOR IMPROVEMENT**
- **OFF ROAD PARKING**
- **TWYNHAM SCHOOL CATCHMENTS**
- **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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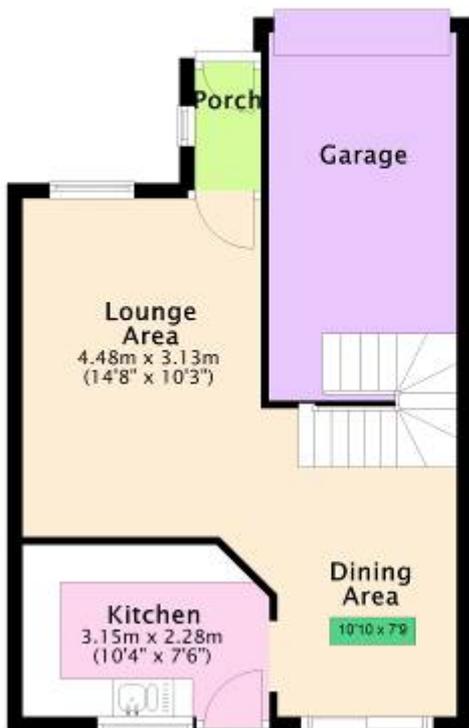


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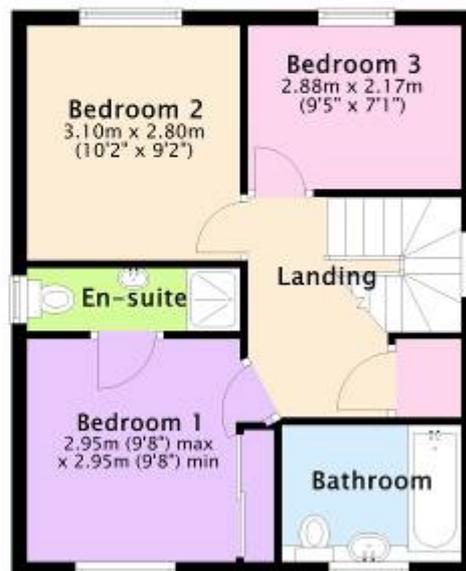
Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.0 sq. feet)



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