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naea propertymark  
PROTECTED

# MICHAEL ADAM

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

**15 BEACONSFIELD ROAD  
CHRISTCHURCH  
BH23 1QT**

**Price £325,000**

Freehold



**SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE IS THIS CHARACTER END OF TERRACE COTTAGE.**

**THE PROPERTY HAS ACCOMMODATION COMPRISING 20' LOUNGE/DINER WITH FEATURE LOG BURNER & FEATURE OPEN FIREPLACE, MODERN STYLE KITCHEN, 2 DOUBLE BEDROOMS BOTH WITH ORIGINAL FIREPLACES & FAMILY BATHROOM.**

**EXTERNALLY, THERE IS A GRAVEL DRIVEWAY TO THE SIDE PROVIDING OFF ROAD PARKING, THIS IN TURN LEADS THROUGH TO THE REAR GARDEN WHICH IS OF A GOOD SIZE, MAINLY LAID TO LAWN WITH A TIMBER GARDEN CABIN WHICH HAS POWER INSTALLED. THERE ARE ALSO REAR ACCESS GATES.**

**AS WELL AS BEING WITHIN EASY REACH OF THE EXCELLENT RANGE OF SHOPS ALONG BARGATES & THE HIGH STREET. THE PROPERTY IS ALSO WITHIN REACH OF THE MAINLINE RAILWAY STATION, BEAUTIFUL RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR & AN EXCELLENT SELECTION OF RESTAURANTS, BARS & EATERIES TO SUIT MOST TASTES.**

- CHARACTER END OF TERRACE COTTAGE
- ORIGINAL SASH WINDOWS
- FEATURE FIREPLACES TO ALL PRINCIPAL ROOMS
- MODERN STYLE KITCHEN
- GOOD SIZE REAR GARDEN
- 2 DOUBLE BEDROOMS
- 20FT LOUNGE/DINER
- GAS FIRED CENTRAL HEATING
- CLOSE TO THE HIGH STREET
- OFF ROAD PARKING
- TOWN CENTRAL LOCATION
- TWYNHAM CATCHMENT
- TIMBER GARDEN CABIN WITH POWER SUPPLIED



**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.

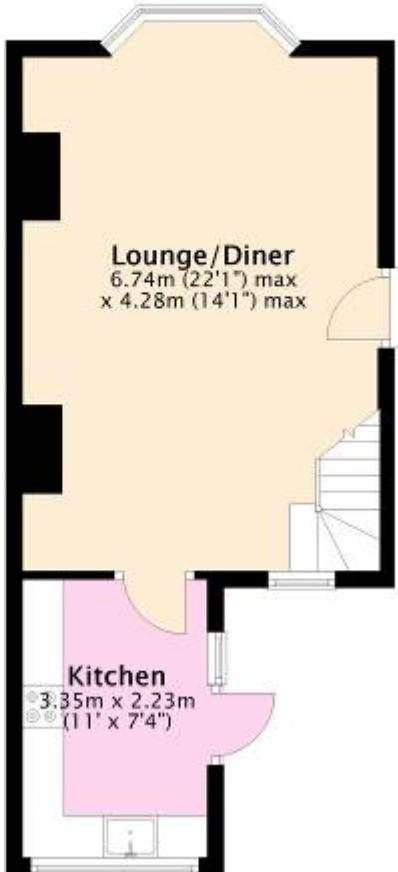
MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

**15 BEACONSFIELD ROAD, CHRISTCHURCH BH23 1QT**



**Ground Floor**

Approx. 34.5 sq. metres (371.6 sq. feet)



**First Floor**

Approx. 27.1 sq. metres (291.9 sq. feet)

