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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

**52 HUNTINGDON GARDENS
CHRISTCHURCH
BH23 2TW**

OIEO Price £400,000

Freehold



SITUATED AT THE HEAD OF A PLEASANT CUL-DE-SAC AND BACKING ONTO ST CATHERINE'S HILL IS THIS ATTRACTIVE SEMI DETACHED CHALET STYLE FAMILY HOME.

THE PROPERTY BENEFITS FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, RECENTLY MODERNISED BATHROOM, MODERN KITCHEN, DRIVEWAY PROVIDING OFF ROAD PARKING AND DETACHED GARAGE.

AS WELL AS THE BATHROOM AND KITCHEN, THE ACCOMMODATION COMPRISES WELL PROPORTIONED LOUNGE WITH FEATURE LOG BURNER, DINING ROOM, FIRST FLOOR LANDING AND 3 BEDROOMS.

THE PROPERTY IS LOCATED WITHIN EASY REACH OF BEAUTIFUL WOODLAND WALKS ON ST CATHERINE'S HILL AS WELL AS BEING IN THE TWYNHAM SCHOOLS CATCHMENT AREAS FOR INFANTS, JUNIORS AND SECONDARY SCHOOL.

CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 1 MILE DISTANT AND HAS A COMPREHENSIVE RANGE OF SHOPS, BARS, RESTAURANTS AND EATERIES ALONG WITH MANY HISTORICAL LANDMARKS AND STUNNING RIVERSIDE WALKS.

52 HUNTINGDON GARDENS, CHRISTCHURCH BH23 2TW

- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **SPACIOUS LOUNGE WITH FEATURE FIRE**
- **DINING ROOM**
- **MODERN KITCHEN**
- **RECENTLY MODERNISED BATHROOM**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **AMPLE OFF ROAD PARKING**
- **DETACHED GARAGE**
- **PRIVATE GARDEN**
- **BACKING ONTO ST CATHERINE'S HILL**
- **TWYNHAM SCHOOLS CATCHMENT AREA**
- **APPROXIMATELY 1 MILE FROM TOWN CENTRE**
- **POPULAR CUL-DE-SAC LOCATION**



VIEWING STRICTLY BY APPOINTMENT PLEASE

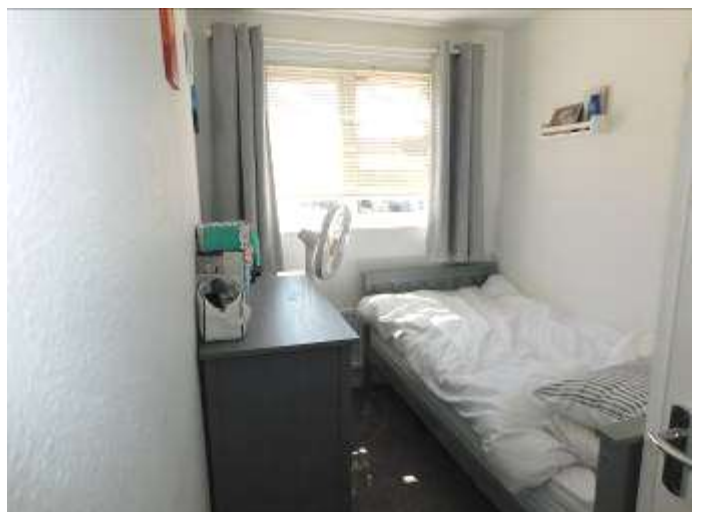
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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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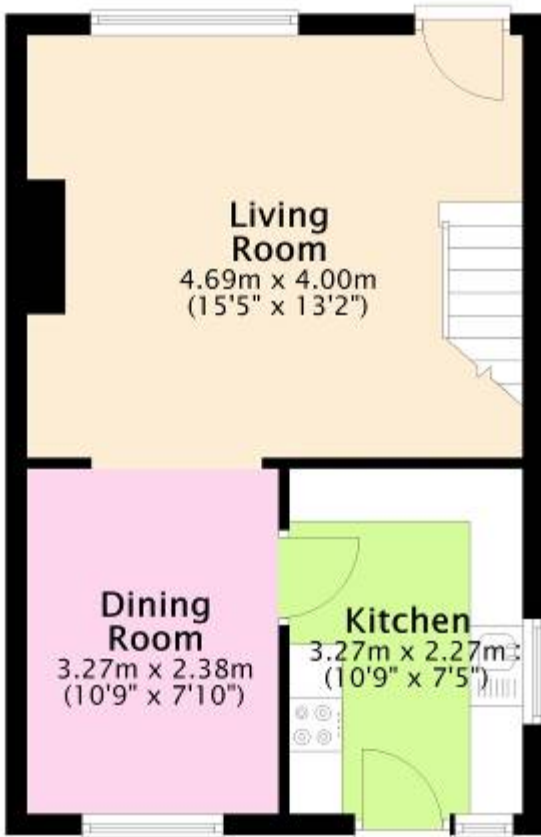


52 HUNTINGDON GARDENS, CHRISTCHURCH BH23 2TW



Ground Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.6 sq. feet)

