

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ  
01202 487587

**MICHAEL ADAM**

post@michaeladam.co.uk

www.michaeladam.co.uk



*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**

**54 ELIZABETH AVENUE  
CHRISTCHURCH  
BH23 2DW**

**Price £550,000**

Freehold



***THIS IS A BEAUTIFULLY PRESENTED, SPACIOUS, DETACHED FAMILY HOME SITUATED WITHIN THE TWYNHAM SCHOOLS CATCHMENTS.***

***THE PROPERTY HAS BEEN EXTENDED AND REFURBISHED WITH AN EYE FOR DETAIL AND NOW COMPRISES ATTRACTIVE ENTRANCE HALL, 23FT LIVING ROOM, GROUND FLOOR SHOWER ROOM, SUPERB OPEN PLAN LIVING DINING & KITCHEN FAMILY ROOM, 3 DOUBLE BEDROOMS AND ATTRACTIVE VICTORIAN STYLE MODERN BATHROOM.***

***THE PROPERTY BOASTS MANY CHARACTERFUL FEATURES AND HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, LARGE REAR GARDEN AS WELL AS BEING CLOSE TO LOCAL SHOPS AND AMENITIES, PLUS BEING WITHIN ¼ MILE OF CHRISTCHURCH TOWN CENTRE.***

***WE STRONGLY ADVISE AN EARLY INTERNAL INSPECTION TO FULLY APPRECIATE THE STYLE AND QUALITY OF THE ACCOMMODATION AND GARDEN ON OFFER.***

- **CHARACTERFUL DETACHED FAMILY HOME**
- **3 DOUBLE BEDROOMS**
- **STUNNING OPEN PLAN  
FAMILY/DINING/KITCHEN**
- **VICTORIAN STYLE GROUND FLOOR  
SHOWER ROOM**
- **LARGE REAR GARDEN**
- **AMPLE OFF ROAD PARKING**
- **SPACIOUS LIVING ROOM**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **ATTRACTIVE FAMILY BATHROOM**
- **POPULAR LOCATION**
- **TWYNHAM CATCHMENT**
- **CLOSE TO LOCAL SHOPS AND  
AMENITIES**
- **MUST BE VIEWED TO FULLY**



**APPRECIATE THE STYLE AND QUALITY ON OFFER**

**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.



**54 ELIZABETH AVENUE, CHRISTCHURCH BH23 2DW**





**54 ELIZABETH AVENUE, CHRISTCHURCH BH23 2DW**



**54 ELIZABETH AVENUE, CHRISTCHURCH BH23 2DW**



**Ground Floor**

Approx. 77.5 sq. metres (834.0 sq. feet)



**First Floor**

Approx. 46.3 sq. metres (498.8 sq. feet)

