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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

**56 FAIRMILE ROAD
CHRISTCHURCH
BH23 2LL**

Price £325,000

Freehold



A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS CHARACTER COTTAGE SITUATED WITHIN WALKING DISTANCE OF CHRISTCHURCH TOWN CENTRE AND MAINLINE STATION.

THIS EXTENDED COTTAGE HAS ACCOMMODATION OVER 2 FLOORS INCLUDING ATTRACTIVE LOUNGE, STUNNING KITCHEN/DINING/FAMILY ROOM, FIRST FLOOR LANDING, 3 DOUBLE BEDROOMS AND MODERN CONTEMPORARY FAMILY BATHROOM.

EXTERNALLY THE REAR GARDEN IS A TRUE FEATURE OF THE PROPERTY WITH SEATING AREAS, LAWNS AND AN ABUNDANCE OF FLOWERING SHRUBS, BUSHES AND MATURE PLANTS DECORATING AND AT THE REAR OF THE GARDEN IS A LARGE STORAGE SHED.

JUST COME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, SOLAR PANELS AND BEING WITHIN WALKING DISTANCE OF LOCAL SCHOOLS INCLUDING TWYNHAM INFRANTS, JUNIOR AND SECONDARY SCHOOLS.

- **BEAUTIFULLY PRESENTED
CHARACTER COTTAGE**
- **3 DOUBLE BEDROOMS**
- **ATTRACTIVE LOUNGE**
- **STUNNING OPEN PLAN
FAMILY/DINING/KITCHEN**
- **LARGE WELL STOCKED COTTAGE
GARDEN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **SOLAR PANELS**
- **CLOSE TO LOCAL SCHOOLS**
- **WALKING DISTANCE TO TOWN
CENTRE AND TRAIN STATION**
- **MODERN FAMILY BATHROOM**
- **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.

56 FAIRMILE ROAD, CHRISTCHURCH BH23 2LL



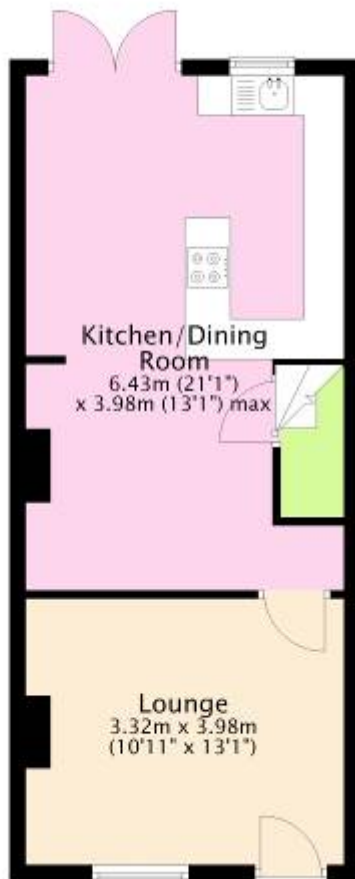
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Ground Floor
Approx. 39.6 sq. metres (426.1 sq. feet)



First Floor
Approx. 39.2 sq. metres (422.1 sq. feet)

