

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

**8 ST JOHNS ROAD
CHRISTCHURCH
BH23 1LX**

OIEO Price £400,000

Freehold



ON THE MARKET FOR THE FIRST TIME IN OVER 30 YEARS!

THIS DECEPTIVELY SPACIOUS, EXTENDED 3 BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE, MAINLINE STATION AND IS WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREA.

THE PROPERTY DOES NOW REQUIRE SOME GENERAL UPDATING ALTHOUGH HAS GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, GROUND FLOOR CLOAKS, LOUNGE, DINING ROOM, OPEN PLAN FAMILY/KITCHEN ROOM, 3 BEDROOMS, FAMILY BATHROOM AND SEPARATE W.C. BENEFITS INCLUDE, SHARED DRIVEWAY, DETACHED GARAGE, LARGE GARDEN AND THE OPTION TO EXTEND FURTHER BY WAY OF LOFT CONVERSION (STPP)

IDEALLY LOCATED FOR ACCESS TO LOCAL AMENITIES AND THIS WOULD MAKE AN IDEAL OPPORTUNITY FOR SOMEONE TO PUT THEIR OWN STAMP ON WHAT COULD BECOME A LOVELY FAMILY HOME.

8 ST JOHNS ROAD, CHRISTCHURCH BH23 1LX

- **CHARACTERFUL EXTENDED SEMI DETACHED HOUSE**
- **3 BEDROOMS**
- **CLOSE TO TOWN CENTRE & RAILWAY STATION, TUCKTON TEA GARDENS**
- **3 RECEPTION ROOMS**
- **GROUND FLOOR CLOAKS**
- **REQUIRES SOME UPDATING**
- **DETACHED GARAGE**
- **DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- **LARGE GARDEN**
- **3 BEDROOMS**
- **TWYNHAM CATCHMENT**
- **SHARED DRIVEWAY**
- **IDEAL FOR THE DIY ENTHUSIAST**
- **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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