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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

**8 ORFORD CLOSE
ST CATHERINE'S HILL
CHRISTCHURCH
BH23 2TF**

Price £525,000

Freehold



A DECEPTIVELY SPACIOUS, EXTENDED BUNGALOW SITUATED IN A PLEASANT CUL-DE-SAC ON THE EVER POPULAR ST CATHERINE'S HILL OFFERED FOR SALE WITH NO FORWARD CHAIN, THIS DELIGHTFUL PROPERTY HAS ACCOMMODATION INCLUDING DOUBLE GLAZED PORCH, ENTRANCE HALL, GOOD SIZE LIVING/DINING ROOM, MODERN STYLE KITCHEN, SUPERB CONSERVATORY, FAMILY BATHROOM, STUNNING MASTER BEDROOM SUITE WITH DRESSING AREA AND EN-SUITE SHOWER, 2 FURTHER BEDROOMS.

EXTERNALLY THE PROPERTY IS SITUATED ON A GOOD SIZE MATURE PLOT WITH LAWNED AND LANDSCAPED AREAS, ALONG WITH THE REAR GARDEN OFFERING AN EXTREMELY GOOD AMOUNT OF PRIVACY AND SECLUSION AND IS SOUTH FACING. LARGE SHED/WORKSHOP WITH POWER & LIGHT. BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, GARAGE, DRIVEWAY FOR OFF ROAD PARKING & TO THE RIGHT OF THE BUNGALOW FURTHER HARDSTANDING FOR BOAT/CARAVAN, HAVING STUNNING WOODLAND WALKS ON YOUR DOORSTEP AND BEING WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND AMENITIES.

- **SPACIOUS EXTENDED BUNGALOW**
- **BEAUTIFUL MASTER BEDROOM SUITE**
- **FAMILY BATHROOM & EN-SUITE SHOWER ROOM**
- **GOOD SIZE LOUNGE/DINER**
- **STUNNING CONSERVATORY**
- **MODERN STYLE KITCHEN**
- **DRIVE AND GARAGE & FURTHER HARD LANDSCAPING TO THE RIGHT FOR FURTHER STORAGE**
- **NO FORWARD CHAIN**
- **CLOSE TO BEAUTIFUL WOODLAND WALKS**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **SIZEABLE SOUTH FACING GARDENS**
- **LARGE SHED/WORKSHOP WITH POWER AND LIGHT & DOUBLE DOOR ACCESS TO BOTH THE FRONT & REAR OF THE PROPERTY**
- **SMALL GREENHOUSE**
- **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.

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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