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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

**24 PORTFIELD CLOSE
CHRISTCHURCH
BH23 2AH**

Price £325,000

Freehold



SITUATED IN A CUL-DE-SAC OF SIMILAR PROPERTIES IS THIS ATTRACTIVE MID TERRACE COTTAGE STYLE PROPERTY.

THIS FAMILY HOME HAS ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE, DINING/KITCHEN, REAR LOBBY, BATHROOM & 3 FIRST FLOOR BEDROOMS.

BENEFITS CONVEYED WITH THE PROEPRTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, HIGHLY ATTRACTIVE ESTABLISHED REAR GARDEN WHICH HAS A WESTERLY ASPECT AND BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT.

THE PROPERTY IS LOCATED WITHIN STRIKING DISTANCE OF CHRISTCHURCH TOWN CENTRE WITH IT'S COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES, THE MAINLINE RAILWAY STATION WITH LINKS TO LONDON, BOURNEMOUTH AND BEYOND IS ALSO WITHIN CLOSE PROXIMITY AS IS THE BAILEY BRIDGE RETAIL PARK.

24 PORTFIELD CLOSE, CHRISTCHURCH BH23 2AH

- **MID TERRACE COTTAGE STYLE PROPERTY**
- **3 GOOD SIZE BEDROOMS**
- **ATTRACTIVE LOUNGE**
- **DINING/KITCHEN**
- **GROUND FLOOR BATHROOM**
- **OFF ROAD PARKING**
- **TWYNHAM CATCHMENT**
- **CLOSE TO TOWN CENTRE**
- **DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- **LOVELY WESTERLY FACING GARDEN**
- **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.

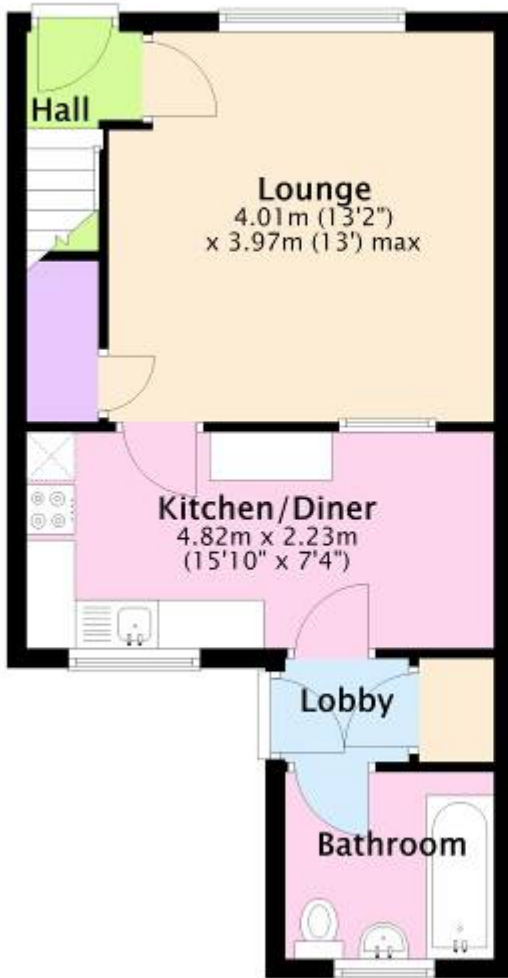
24 PORTFIELD CLOSE, CHRISTCHURCH BH23 2AH





Ground Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.5 sq. feet)

