237 Fairmile Road
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Dorset
BH23 2LQ

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MICHAEL ADAM

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

9 KINGSWAY CLOSE
CHRISTCHURCH
BH23 2TP

Price £540,000

Freehold



A SPACIOUS, ATTRACTIVE TUDOR STYLE FRONTED DETACHED RESIDENCE IN A CUL-DE-SAC LOCATION WITHIN THE WEST SIDE OF CHRISTCHURCH.

THIS FAMILY HOME OFFERS ACCOMMODATION INCLUDING ENTRANCE HALL, GROUND FLOOR CLOAKROOM, 'L' SHAPED LOUNGE/DINER, STUDY, MODERN BREAKFAST/KITCHEN, UTILTY ROOM, ALL TO THE GROUND FLOOR AND THEN TO THE FIRST FLOOR THERE IS A LANDING, 4 DOUBLE BEDROOMS ALL WITH FITTED STORAGE, EN-SUITE BATHROOM TO THE MASTER BEDROOM AND A FURTHER SHOWER ROOM.

SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE BEING OFFERED FOR SALE WITH NO FORWARD CHAIN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, DRIVEWAY PROVIDING OFF ROAD PARKING, DETACHED GARAGE AND PRIVATE FAMILY GARDEN.

THE PROPERTY IS LOCATED CLOSE TO LOCAL SHOPS AND AMENITIES, BUS ROUTES, AS WELL AS BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS.

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WE STRONGLY ADVISE AN INTERNAL INSPECTION TO APPRECIATE THE ACCOMMOEATION ON OFFER.

- **DETACHED EXECUTIVE RESIDENCE**
- **4 DOUBLE BEDROOMS**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **NO FORWARD CHAIN**
- **OFF ROAD PARKING**
- **DETACHED GARAGE**
- **MODERN BREAKFAST/KITCHEN**
- **UTLITY ROOM**
- **EN-SUITE BATHROOM TO MASTER BEDROOM**
- **GROUND FLOOR CLOAKROOM**
- **PRIVATE GARDEN**
- **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.
AGENTS NOTE: Please note the external photographs have been enhanced digitally to show a sunny sky.

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