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

16 BRANWELL CLOSE
CHRISTCHURCH
BH23 2NP

Price £330,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS MODERN STYLE END OF TERRACE FAMILY HOME.

OFFERING ACCOMMODATION COMPRISING ENTRANCE PORCH, ENTRANCE HALL, GROUND FLOOR CLOAKROOM, MODERN STYLE KITCHEN, SPACIOUS LOUNGE/DINER, FIRST FLOOR LANDING, 3 WELL PROPORTIONED BEDROOMS AND FAMILY SHOWER ROOM.

THE PROPERTY BOASTS MANY BENEFITS INCLUDING DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, GARAGE IN A NEARBY BLOCK, LARGER THAN AVERAGE GARDEN AND BEING WITHIN THE TWYNHAM INFANTS, JUNIORS AND SECONDARY SCHOOLS CATCHMENTS.

IT IS ALSO CONVENIENTLY LOCATED FOR LOCAL SHOPS & AMENITIES AS WELL AS CHRISTCHURCH HOSPITAL WHERE THERE IS A GP SURGERY AND PHARMACY.

WE FEEL THIS PROPERTY WOULD MAKE AN IDEAL FAMILY HOME AND THE POTENTIAL TO ENLARGE FURTHER BY WAY OF A SIDE EXTENSION OR EVEN THE POSSIBILITY OF AN ADDITIONAL PROPERTY ON THE SIDE STPP.

16 BRANWELL CLOSE, CHRISTCHURCH BH23 2NP

THE VENDOR HAS INFORMED US THAT THEY HAVE NOW RECEIVED OUTLINED PLANNING CONSENT FOR A 2 BEDROOM END OF TERRACE HOUSE ATTACHED TO NO 16.

- **END OF TERRACE FAMILY HOME**
- **3 GOOD SIZE BEDROOMS**
- **LARGER THAN AVERAGE GARDEN**
- **POTENTIAL FOR EXTENSION OR BUILDING PLOT (STPP)**
- **NO FORWARD CHAIN**
- **GARAGE IN NEARBY BLOCK**
- **SPACIOUS LOUNGE/DINER**
- **GROUND FLOOR CLOAKROOM**
- **MODERN STYLE KITCHEN & SHOWER ROOM**
- **TWYNHAM CATCHMENT OVERLOOKING FRONT GREEN**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL SHOPS & AMENITIES**





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.

Website: www.michaeladam.co.uk Email: post@michaeladam.co.uk

16 BRANWELL CLOSE, CHRISTCHURCH BH23 2NP













Website: www.michaeladam.co.uk Email: post@michaeladam.co.uk

16 BRANWELL CLOSE, CHRISTCHURCH BH23 2NP







