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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 HAWORTH CLOSE
CHRISTCHURCH
BH23 2PT**

Price £325,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS WELL PROPORTIONED END OF TERRACE FAMILY HOME.

THE PROPERTY OFFERS ACCOMMODATION INCLUDING PORCH, ENTRANCE HALL, KITCHEN, GOOD SIZE LOUNGE/DINER, SPACIOUS CONSERVATORY, LANDING, 3 GOOD SIZE BEDROOMS AND FAMILY BATHROOM.

SITUATED IN THIS POPULAR LOCATION, CLOSE TO LOCAL SCHOOLS AND AMENITIES THE PROPERTY HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE OPEN VIEWS TO THE REAR AND A GARAGE SITUATED ADJACENT TO THE PROPERTY AND SIDING ONTO THE REAR GARDEN. THE REAR GARDEN OFFERS A GOOD DEGREE OF PRIVACY AND HAS A DECKED SEATING AREA. THE FRONT GARDEN IS OPEN PLAN AND FRONTS ONTO THE CENTRAL GREEN.

WE HONESTLY FEEL THIS WOULD MAKE AN IDEAL FIRST TIME BUY AND A GREAT FAMILY HOME.

8 HAWORTH CLOSE, CHRISTCHURCH BH23 2PT

- **END OF TERRACE HOUSE**
- **3 GOOD SIZE BEDROOMS**
- **OPEN ASPECT AND VIEWS TO THE REAR**
- **ADJACENT GARAGE**
- **WELL PROPORTIONED LOUNGE/DINER**
- **SPACIOUS CONSERVATORY**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **POPULAR LOCATION**
- **TWYNHAM SCHOOLS CATCHMENT**
- **ENCLOSED REAR GARDEN**
- **FRONTING ONTO CENTRAL GREEN AREA**
- **MODERN STYLE KITCHEN & BATHROOM**
- **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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Ground Floor
Approx. 52.1 sq. metres (561.2 sq. feet)



First Floor
Approx. 39.0 sq. metres (419.4 sq. feet)



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