237 Fairmile Road
Christchurch
Dorset
BH23 2LQ

01202 487587

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 RIVERMEAD GARDENS
CHRISTCHURCH
BH23 2EQ

Price £699,999

Freehold



A STUNNING DETACHED TRADITIONAL BUNGALOW OFFERING ALMOST 1.600 SQUARE FEET OF VERSATILE ACCOMMODATION INCLUDING A ONE BEDROOM ANNEX.

THE MAIN BUNGALOW COMPRISES OF ENTRANCE HALL, BEAUTIFUL LOUNGE/DINER, MODERN CONTEMPORARY KITCHEN, 3 DOUBLE BEDROOMS ALL WITH FITTED WARDROBES AND 3 BATH/SHOWER ROOMS (1 EN-SUITE). A FEATURE OF THE PROPERTY IS THE 2ND BATHROOM WHICH MEASURES APPROXIMATELY 17' IN LENGTH AND HAS A 4 PERSON JACUZZI BATH.

AN ACCESS DOOR FROM THE KITCHEN LEADS THROUGH TO THE ANNEX WHICH HAS A LOUNGE, DOUBLE BEDROOM WITH FITTED WARDROBES AND AN ATTRACTIVE SHOWER ROOM.

THE BUNGALOW IS OFFERED IN PRISTINE CONDITION WITH HIGH END FIXTURES AND FITTINGS THROUGHOUT, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND OFF ROAD PARKING.

THE GARDENS ARE MAINLY LAID TO HIGHLY ATTRACTIVE HARD LANDSCAPING BEING RELATIVELY EASY TO MAINTAIN.

THE PROPERTY COULD SUIT VARIOUS LIVING SCENARIOS INCLUDING A DEPENDANT RELATIVE, HOME AND INCOME OR JUST A SUPERB FAMILY HOME.

8 RIVERMEAD GARDENS, CHRISTCHURCH BH23 2EQ

WE CANNOT EMPHASISE ENOUGH HOW MUCH AN INTERNAL INSPECTION IS WARRANTED TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.

- **DETACHED TRADITIONAL BUNGALOW**
- **QUIET CUL-DE-SAC LOCATION**
- **POPULAR WEST CHRISTCHURCH AREA**
- **NEARLY 1,600 SQUARE FEET OF ACCOMMODATION**
- **1 BEDROOM ANNEX**
- **4 BATHROOM/SHOWER ROOMS**
- **4 DOUBLE BEDROOMS IN TOTAL**
- **HIGHLY ATTRACTIVE GARDENS**
- **PRESENTED IN PRISTINE CONDITION**
- **VERSATILE ACCOMMODATION**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **AMPLE OFF ROAD PARKING**
- **CANNOT EMPHASISE ENOUGH HOW MUCH AN INTERNAL INSPECTION IS WARRANTED TO REALLY APPRECIATE THE ACCOMODATION ON OFFER.**





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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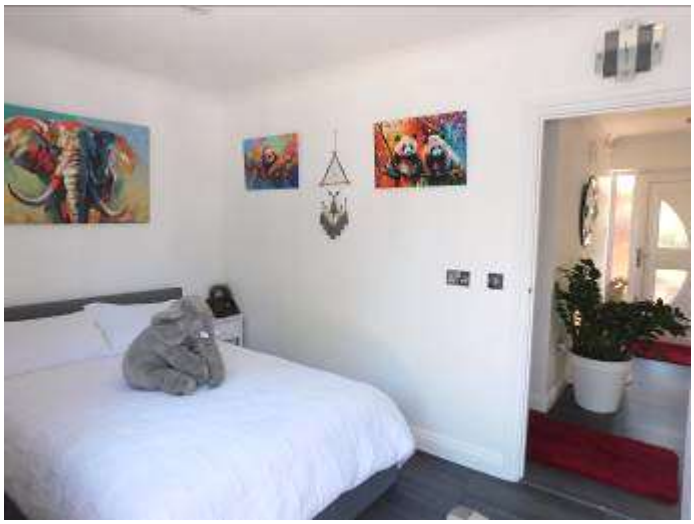


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IMPORTANT NOTICE: PROPERTY SWAP OPPORTUNITY

The vendor of this property is highly motivated to secure a simultaneous exchange/wap and is actively looking for a property that meets the following criteria:

TARGET LOCATION : 2 Mile radius of Christchurch to include Walkford & The Hoburne Estate.

PROPERTY TYPE: 2 – 3 Bedroom House or Bungalow up to maximum of £450,000 Would like turnkey condition, Do not mind decorating etc but no large projects.

Financial & Legal Disclosures:

- Valuation: This property is marketed at an independent cash value of £699,999
- Financial Adjustments: The vendor of the property is open to properties of lower value up to a maximum of £450,000. Any difference in final agreed valuations will be settled via a cash adjustment/balancing payment upon completion.
- Subject to contract: Any proposed swap is strictly subject to mutual contract, independent RICS Valuations and formal mortgage lender approvals if a mortgage is needed.
- Standard Buyers Welcome: For the avoidance of doubt standard non swap cash or mortgage buyers are entirely welcome to offer on this property.
- If you are currently on the market, your agents terms and conditions must be considered as you may still incur their fees.
- If you are not currently on the market and are considering a swap to this property we can offer you a free no obligation market appraisal, please contact us on 01202 487587 or email us on post@michaeladam.co.uk

