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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

**17 HUNTINGDON GARDENS
CHRISTCHURCH
BH23 2TW**

Price £335,000

Freehold



SITUATED IN A CUL-DE-SAC LOCATION, CLOSE TO THE TWYNHAM INFANTS SCHOOL IS THIS MODERN SEMI DETACHED FAMILY HOME.

THE PROPERTY HAS BEEN IMPROVED IN RECENT TIMES WITH REFITTED MODERN KITCHEN AND MODERN CONTEMPORARY BATHROOM. FURTHER ACCOMMODATION INCLUDES ENTRANCE PORCH, GOOD SIZE LOUNGE/DINER AND 2 DOUBLE BEDROOMS.

EXTERNALLY, THE FRONT GARDEN IS MAINLY LAID TO LAWN WITH FLOWERING SHRUBS DECORATING, THE ENCLOSED REAR GARDEN OFFERS A GOOD DEGREE OF PRIVACY AND AGAIN, IS MAINLY LAID TO LAWN. AT THE REAR OF THE PROPERTY THERE IS OFF STREET PARKING FOR 1 CAR AND A GARAGE. SOME OF THE BENEFITS CONVEYED WITH THIS HOME INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, POPULAR LOCATION, BEING CLOSE TO LOCAL SHOPS AND AMENITIES, BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AND HAVING BEAUTIFUL WOODLAND WALKS CLOSE BY ON ST CATHERINE'S HILL NEARBY.

- MODERN SEMI DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- OFF STREET PARKING
- GARAGE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO ST CATHERINE'S HILL
- GOOD SIZE LOUNGE/DINER
- MODERN KITCHEN AND BATHROOM
- TWYNHAM CATCHMENT
- FRONT AND REAR GARDENS
- POPULAR LOCATION
- CLOSE TO LOCAL SHOPS & AMENITIES
AND INFANT/JUNIOR SCHOOL



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.

17 HUNTINGON GARDENS, CHRISTCHURCH BH23 2TW



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Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.9 sq. feet)

