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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

**26 NORFOLK AVENUE
CHRISTCHURCH
BH23 2SE**

Price £450,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN AND SITUATED IN A POPULAR TREE LINED AVENUE IS THIS DETACHED TRADITIONAL BUNGALOW.

THE PROPERTY DOES NOW NEED SOME GENERAL UPDATING BUT HAS WELL PROPORTIONED ACCOMMODATION COMPRISING 'L' SHAPED ENTRANCE HALL, GOOD SIZE LOUNGE, CONSERVATORY, DINING/KITCHEN, 2 DOUBLE BEDROOMS AND WET ROOM.

AS WELL AS HAVING NO FORWARD CHAIN THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING, BEING CLOSE TO LOCAL SHOPS AND AMENITIES AND HAS THE POTENTIAL TO ENLARGE BY WAY OF A REAR EXTENSION AND/OR LOFT CONVERSION (STPP)

THE REAR GARDEN IS AN ATTRACTIVE FEATURE OF THE BUNGALOW AND OFFERS AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION WITH THE POTENTIAL FOR REAR ACCESS GAINED FROM MARSH LANE.

THE PROPERTY IS ALSO SITUATED IN THE TWYNHAM INFANTS, JUNIOR AND SECONDARY SCHOOLS CATCHMENTS.

- **DETACHED TRADITIONAL BUNGALOW**
- **POPULAR TREE LINED AVENUE**
- **2 DOUBLE BEDROOMS**
- **NO FORWARD CHAIN**
- **GOOD SIZE LOUNGE**
- **CONSERVATORY**
- **ATTRACTIVE REAR GARDEN**
- **KITCHEN/DINER**
- **OFF ROAD PARKING**
- **DOUBLE GLAZING & GAS FIRED
CENTRAL HEATING**
- **TWYNHAM SCHOOLS CATCHMENT**
- **POTENTIAL TO EXTEND STPP**
- **CLOSE TO LOCAL SHOPS AND
AMENITIES**
- **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:

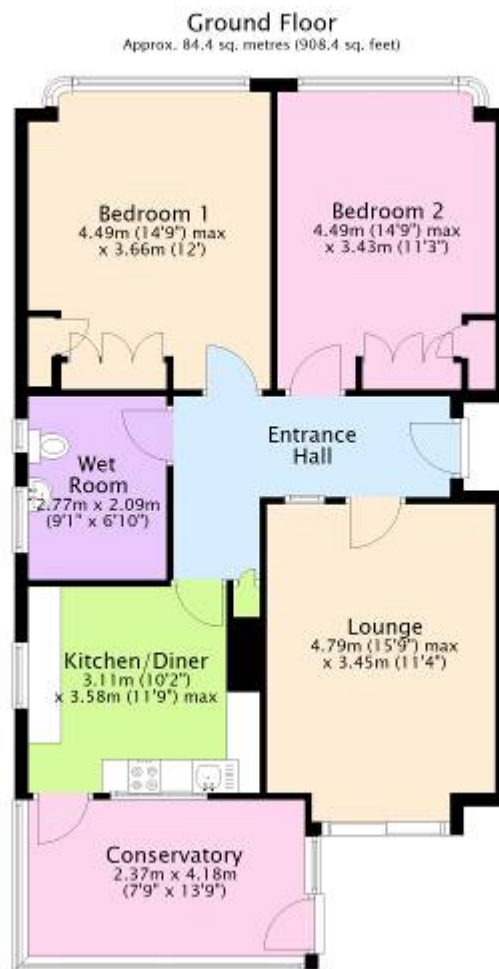
MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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NOTE: The bedroom photos have been digitally enhanced