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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

**25 BRANWELL CLOSE
CHRISTCHURCH
BH23 2NP**

Price £375,000

Freehold



DEVELOPMENT POTENTIAL

SITUATED AT THE END OF A CUL-DE-SAC IS THIS END OF TERRACE FAMILY HOME WHICH OFFERS TREMENDOUS SCOPE TO ENLARGE OR FURTHER DEVELOP WITH POTENTIAL OF BUILDING 2 X ONE BEDROOM FLATS (STPP).

THE MAIN RESIDENCE DOES REQUIRE UPDATING AND HAS 3 BEDROOMS, ENTRANCE HALL, LOUNGE/DINER, KITCHEN & FIRST FLOOR FAMILY BATHROOM.

EXTERNALLY, THERE IS A GOOD SIZED REAR GARDEN AND LARGE SIDE GARDEN GIVING THE SPACE FOR POTENTIAL DEVELOPMENT (STPP) ALSO BENEFITS FROM A GARAGE IN A NEARBY BLOCK. IDEALLY SITUATED FOR THE TWYNHAM INFANTS, JUNIORS & SECONDARY SCHOOLS AS WELL AS CHRISTCHURCH HOSPITAL AND LOCAL SHOPS AND AMENITIES.

FOR FURTHER INFORMATION PLEASE CALL US ON 01202 487587 OR EMAIL post@michaeladam.co.uk

- **END OF TERRACE FAMILY HOME**
- **DEVELOPMENT POTENTIAL (STPP)**
- **3 BEDROOMS**
- **FRONT, SIDE AND REAR GARDENS**
- **DOUBLE GLAZING**
- **CUL-DE-SAC LOCATION**
- **TWYNHAM SCHOOLS CATCHMENT**
- **LOUNGE/DINER**
- **KITCHEN AND FAMILY BATHROOM**
- **GARAGE IN NEARBY BLOCK**
- **TREMENDOUS SCOPE TO IMPROVE**
- **CLOSE TO LOCAL SHOPS AND 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.

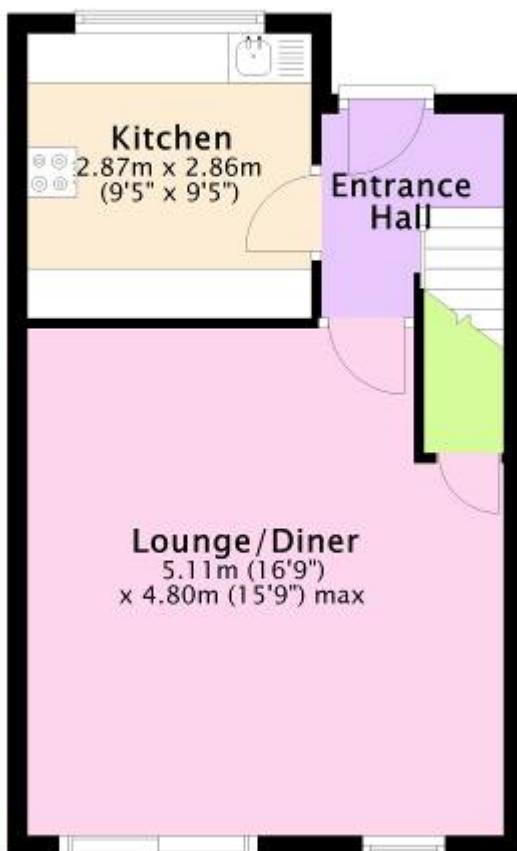
MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.





Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)

