

237 Fairmile Road
Christchurch
Dorset
BH23 2LQ

01202 487587

MICHAEL ADAM

post@michaeladam.co.uk

www.michaeladam.co.uk



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

**13 ALBION ROAD
CHRISTCHURCH BH23 2JG**

Price £495,000

Freehold



A BEAUTIFULLY PRESENTED OLDER STYLE DETACHED FAMILY HOME SITUATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND AMENITIES.

THE PROPERTY HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, GROUND FLOOR CLOAKS, LOUNGE WITH LOG BURNER, SUPERB OPEN PLAN DINING/KITCHEN, 3 WELL PROPORTIONED BEDROOMS AND FAMILY BATHROOM.

BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, GOOD SIZE REAR GARDEN WHICH OFFERS AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION AND OFF ROAD PARKING TO THE FRONT.

THIS LOVELY HOME IS ALSO SITUATED IN THE TWYNHAM SCHOOL INFANTS, JUNIOR AND SECONDARY SCHOOLS CATCHMENTS. CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 1 MILE DISTANT AND HAS AN EXCELLENT RANGE OF SHOPPING AND RECREATIONAL FACILITIES ALONG WITH A MAINLINE RAILWAY STATION WITH LINKS TO LONDON WATERLOO AND FURTHER AFIELD.

13 ALBION ROAD, CHRISTCHURCH BH23 2JG

- CHARACTER DETACHED RESIDENCE
- 3 BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOUNGE WITH LOG BURNER
- SUPERB DINING/KITCHEN
- GOOD SIZE REAR GARDEN
- OFF ROAD PARKING
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GROUND FLOOR CLOAKS
- TWYNHAM SCHOOL CATCHMENTS
- POPULAR LOCATION
- CLOSE TO LOCAL SHOPS

EPC RATING : TBC

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.



13 ALBION ROAD, CHRISTCHURCH BH23 2JG



13 ALBION ROAD, CHRISTCHURCH BH23 2JG



Ground Floor

Approx. 49.3 sq. metres (530.6 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.6 sq. feet)

