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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

**255 FAIRMILE ROAD
CHRISTCHURCH
BH23 2LH**

Price £485,000

Freehold



SITUATED IN WEST CHRISTCHURCH AND BACKING DIRECTLY ONTO ST CATHERINE'S HILL IS THIS DETACHED CHARACTER FAMILY RESIDENCE.

OFFERING DECEPTIVELY SPACIOUS LIVING ACCOMMODATION WHICH INCLUDES ENTRANCE HALL, GROUND FLOOR CLOAKS, SPACIOUS LIVING ROOM, SEPARATE DINING ROOM, MODERN STYLE KITCHEN, FEATURE CONSERVATORY, 3 DOUBLE BEDROOMS, LARGE BATHROOM, SEPARATE W.C. AND ATTRACTIVE LANDING.

IDEALLY LOCATED FOR LOCAL SHOPS, BUS ROUTES AND BEAUTIFUL WOODLAND WALKS ON ST CATHERINE'S HILL.

THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, GOOD SIZE GARDEN, AMPLE OFF ROAD PARKING, DRIVEWAY, DETACHED GARAGE AND BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENTS AREAS.

CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 1.5 MILES DISTANT AND HAS A MORE COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES INCLUDING STUNNING RIVERSIDE WALKS, 11TH CENTURY PRIORY AND MANY OTHER HISTORICAL FEATURES. ALL IN ALL THIS WILL MAKE SOMEONE A LOVELY FAMILY HOME.

255 FAIRMILE ROAD, CHRISTCHURCH BH23 2LH

- **CHARACTER DETACHED RESIDENCE**
- **3 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **SEPARATE DINING ROOM**
- **MODERN STYLE KITCHEN**
- **FEATURE CONSERVATORY**
- **LARGE GARDEN**
- **AMPLE OFF ROAD PARKING**
- **DETACHED GARAGE**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **TWYNHAM SCHOOL CATCHMENT**
- **BACKING DIRECTLY ONTO ST
CATHERINE'S HILL**
- **GROUND FLOOR CLOAKROOM**
- **WELL PROPORTIONED BATHROOM**
- **SEPARATE W.C.**
- **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.

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