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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

**57 MARSH LANE
CHRISTCHURCH BH23 2NH**

Price £300,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS END OF TERRACE 2 BEDROOM BUNGALOW WHICH OFFERS FURTHER ACCOMMODATION OF ENTRANCE HALL, SPACIOUS LOUNGE/DINER, MODERN KITCHEN, BATHROOM AND FEATURE CONSERVATORY.

THE PROPERTY IS SITUATED IN A POPULAR, PLEASANT LOCATION OVERLOOKING THE CENTRAL GREEN AND HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, EASY TO MAINTAIN GARDENS, GARAGE AND PARKING SPACE AND HAVING BEEN RECENTLY REDECORATED AND BRAND NEW CARPETING.

LOCAL SHOPS CAN BE FOUND ON NEARBY FAIRMILE ROAD ALONG WITH EXCELLENT PUBLIC TRANSPORT LINKS.

THE TOWN CENTRE OF CHRISTCHURCH WHICH HAS A COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES INCLUDING MANY HISTORIC SIGHTS AND BEAUTIFUL RIVERSIDE WALKS, IS APPROXIMATELY 1 MILE DISTANT.

57 MARSH LANE, CHRISTCHURCH BH23 2NY

- **END OF TERRACE BUNGALOW**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **2 BEDROOMS**
- **GOOD SIZE LOUNGE**
- **MODERN KITCHEN**
- **SPACIOUS CONSERVATORY**
- **EASY TO MAINTAIN GARDENS**
- **POPULAR LOCATION**
- **NO FORWARD CHAIN**
- **GARAGE PLUS PARKING SPACE**

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.

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