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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

**8 KINGS AVENUE
CHRISTCHURCH
BH23 1NB**

Price £500,000

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND BEAUTIFUL RIVERSIDE WALKS IS THIS OLDER STYLE, WELL PRESENTED DETACHED FAMILY HOME.

THE PROPERTY OFFERS WELL PROPORTIONED ACCOMMODATION WHICH INCLUDES ENTRANCE HALL, LOUNGE, OPEN PLAN DINING/KITCHEN, FEATURE CONSERVATORY, LANDING, 3 BEDROOMS AND FAMILY BATHROOM.

EXTERNALLY THERE IS A FRONT GARDEN STOCKED WITH A VARIETY OF SHRUBS, A DRIVEWAY PROVIDES OFF ROAD PARKING AND LEADS TO THE REAR GARAGE AND GOOD SIZED REAR GARDEN WHICH HAS A SOUTHERLY ASPECT AND MAINLY LAID TO A WELL MAINTAINED LAWN.

SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, COVETED TWYNHAM SCHOOL CATCHMENT.

THE PROPERTY ALSO OFFERS SCOPE TO ENLARGE BY WAY OF AN EXTENSION (STPP).

8 KINGS AVENUE, CHRISTCHURCH BH23 1NB

- **SPACIOUS DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **GOOD SIZE LOUNGE WITH OPEN FIRE**
- **OPEN PLAN KITCHEN/DINER WITH LOG BURNER**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING AND GARAGE**
- **SUPERB LOCATION**
- **WELL PROPORTIONED REAR GARDEN**
- **TWYNHAM SCHOOL CATCHMENT**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **BEAUTIFUL RIVERSIDE WALKS NEARBY**
- **WALKING DISTANCE TO CHRISTCHURCH TOWN CENTRE**
- **WELL PRESENTED THROUGHOUT**
- **WALKING DISTANCE TO RAILWAY STATION**



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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Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)

