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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

**26 GLEADOWE AVENUE
CHRISTCHURCH
BH23 1LS**

Price £450,000

Freehold



NOW IN NEED OF GENERAL MODERNISATION BUT OFFERING TREMENDOUS SCOPE TO ENLARGE BY WAY OF A SIDE EXTENSION AND/OR LOFT CONVERSION (STPP) IS THIS DETACHED TRADITIONAL BUNGALOW.

SITUATED IN A POPULAR TREE LINED AVENUE WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE THE PROPERTY OFFERS ACCOMMODATION OF ENTRANCE HALL, LOUNGE, KITCHEN, 3 BEDROOMS, SHOWER ROOM, SEPARATE W.C. AND CONSERVATORY.

BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, (WHILST THERE IS A RELATIVELY NEW CENTRAL HEATING BOILER IT IS NOT CLEAR WHETHER THIS IS WORKING), GARAGE, WORKSHOP, SOUTHERLY ASPECT REAR GARDEN, BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT, CLOSE TO THE MAIN LINE RAILWAY STATION & TOWN CENTRE AND BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

WE FEEL THIS PROPERTY OFFERS THE IDEAL OPPORTUNITY FOR SOMEONE TO CREATE THEIR OWN BESPOKE FAMILY HOME (STPP) OR JUST REFURBISH AND HAVE A LOVELY BUNGALOW IN A VERY POPULAR LOCATION.

26 GLEADOWE AVENUE, CHRISTCHURCH, BH23 1LS

- **DETACHED TRADITIONAL BUNGALOW**
- **IN NEED OF MODERNISATION**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **GARAGE, OFF ROAD PARKING & WORKSHOP**

- **3 BEDROOMS**
- **GOOD SIZE LOUNGE**
- **CONSERVATORY**
- **DOUBLE GLAZING**
- **SHOWER ROOM AND SEPARATE W.C.**
- **CLOSE TO TOWN CENTRE**
- **LOCATED IN TWYNHAM CATCHMENT**
- **NO FORWARD CHAIN**
- **SOUTHERLY ASPECT REAR GARDEN**
- **POPULAR LOCATION**



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. 110.2 sq. metres (1186.4 sq. feet)

