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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

**74 KINGS AVENUE
CHRISTCHURCH
BH23 1NB**

Price £525,000

Freehold



SITUATED IN THIS EXTREMELY POPULAR TREE LINED AVENUE IS THIS DETACHED CHALET STYLE RESIDENCE WHICH HAS ACCOMMODATION COMPRISING ENTRANCE HALL, 27' LOUNGE/DINER, CONSERVATORY, KITCHEN, BATHROOM AND SEPARATE W.C. TO THE GROUND FLOOR AND THEN TO THE FIRST FLOOR IS THE LANDING, 2 DOUBLE BEDROOMS AND WALK IN WARDROBE.

THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING, DETACHED GARAGE AND A LARGE, PRIVATE REAR GARDEN WITH A SOUTHERLY ASPECT.

THERE IS ALSO THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

LOCATED WITHIN EASY REACH OF LOCAL SHOPS, AMENITIES AS WELL AS EXCELLENT SCHOOLING (TWINHAM CATCHMENT) PLUS BEING IN WALKING DISTANCE TO CHRISTCHURCH TOWN CENTRE, MAINLINE RAILWAY STATION AND STUNNING RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR.

THE PROPERTY COULD BE EASILY CONVERTED INTO A 3 BEDROOM HOME BY RE-INSTATING THE CENTRAL WALL IN THE LOUNGE/DINER.

74 KINGS AVENUE, CHRISTCHURCH BH23 1NB

- **POPULAR LOCATION**
- **NO FORWARD CHAIN**
- **2 DOUBLE BEDROOMS**
- **27' LOUNGE/DINER**
- **CONSERVATORY**
- **OFF ROAD PARKING AND GARAGE**
- **TWYNHAM CATCHMENT**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **LEVEL WALKING DISTANCE TO TOWN CENTRE AND RAILWAY STATION**
- **STUNNING RIVERSIDE WALKS NEARBY**
- **SUPERB REAR GARDEN WITH SOUTHERLY ASPECT**



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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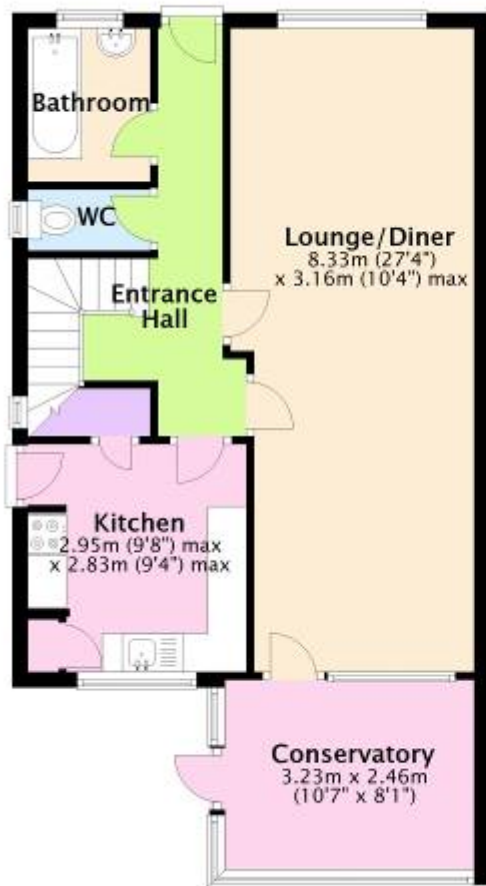


74 KINGS AVENUE, CHRISTCHURCH BH23 1NB



Ground Floor

Approx. 56.5 sq. metres (607.6 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)

