

237 Fairmile Road  
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Dorset  
BH23 2LQ

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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**

**11 SPRINGFIELD AVENUE  
CHRISTCHURCH  
BH23 2PE**

**OIEO Price £500,000**

Freehold



***TUCKED AWAY IN A QUIET CUL-DE-SAC IS THIS DETACHED BUNGALOW SITUATED IN THE EVER POPULAR DISTRICT OF WEST CHRISTCHURCH.***

***THE PROPERTY IS IN NEED OF GENERAL MODERNISATION BUT OFFERS TREMENDOUS SCOPE TO ENLARGE BY WAY OF EXTENSIONS DUE TO THE GOOD SIZED PLOT (STPP).***

***THE ACCOMMODATION IN BRIEF COMPRISES 'T' SHAPED ENTRANCE HALL, SPACIOUS 21' LOUNGE/DINER, BREAKFAST/KITCHEN, 2 EXCELLENT SIZE DOUBLE BEDROOMS, BATHROOM & SEPARATE W.C.***

***BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, GARAGE, WELL PROPORTIONED GARDENS TO THE FRONT, REAR & BOTH SIDES, SECLUDED POSITION & THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

***LOCAL SHOPS CAN BE FOUND NEARBY ALONG THE GROVE AND EXCELLENT ROAD LINKS TO CHRISTCHURCH, BOURNEMOUTH, SOUTHAMPTON & FURTHER AFIELD ARE CLOSE BY.***

***WE FEEL THIS PROPERTY OFFERS AN EXCELLENT OPPORTUNITY TO CREATE A SUPERB, BESPOKE FAMILY HOME.***

**11 SPRINGFIELD AVENUE, CHRISTCHURCH BH23 2PE**

- SECLUDED POSITION
- DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- NO FORWARD CHAIN
- 2 DOUBLE BEDROOMS
- GOOD SIZE PLOT
- SPACIOUS LOUNGE/DINER
- KITCHEN BREAKFAST ROOM
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- AMPLE OFF ROAD PARKING
- GARAGE
- TREMENDOUS SCOPE TO ENLARGE (STPP)
- CUL-DE-SAC LOCATION
- POPULAR AREA



**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. 69.4 sq. metres (746.7 sq. feet)

