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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**

**12 FAIRMILE ROAD  
CHRISTCHURCH  
BH23 2LJ**

**Price £165,000**

Freehold



***A RARE OPPORTUNITY TO PURCHASE A SPACIOUS ONE BEDROOM GROUND FLOOR FLAT WHICH HAS THE BENEFIT OF OWNING THE FREEHOLD ON THE BUILDING.***

***THE PROPERTY IS NOW IN NEED OF GENERAL MODERNISATION THOUGH DOES BENEFIT FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING.***

***ACCOMMODATION COMPRISES ENTRANCE ROOM/UTILITY, KITCHEN, GOOD SIZE LOUNGE, SPACIOUS CONSERVATORY, DOUBLE BEDROOM AND SHOWER ROOM.***

***FURTHER BENEFITS CONVEYED WITH THE FLAT INCLUDE PRIVATE REAR GARDEN WHICH COULD EASILY BE UTILISED AS OFF ROAD PARKING.***

***BEING OFFERED FOR SALE WITH NO FORWARD CHAIN, SITUATED WITHIN EASY STRIKING DISTANCE OF BOTH THE MAINLINE RAILWAY STATION AND TOWN CENTRE.***

***WE FEEL THIS WOULD MAKE AN IDEAL FIRST TIME BUY WHO WOULD LIKE A PROJECT OR INVESTMENT BUYER.***

**12 FAIRMILE ROAD, CHRISTCHURCH BH23 2LJ**

- **GROUND FLOOR FLAT**
- **WELL PROPORTIONED DOUBLE BEDROOM**
- **GOOD SIZE LOUNGE**
- **CONSERVATORY**
- **PRIVATE GARDENS**
- **NO FORWARD CHAIN**
- **IN NEED OF MODERNISATION**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO TOWN CENTRE AND RAILWAY STATION**
- **POTENTIAL FOR OFF ROAD PARKING**
- **BENEFIT OF THE FREEHOLD**
- **IDEAL FIRST TIME BUY OR INVESTMENT**



**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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**12 FAIRMILE ROAD, CHRISTCHURCH BH23 2LJ**



**Ground Floor**  
Approx. 61.2 sq. metres (658.4 sq. feet)

