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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

**I ARCADIA ROAD
CHRISTCHURCH
BH23 2JE**

OIEO Price £450,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS TRADITIONAL DETACHED BUNGALOW WHICH IS NOW IN NEED OF GENERAL MODERNISATION AND UPDATING.

THE PROPERTY HAS ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE, DINING/KITCHEN, 2 DOUBLE BEDROOMS AND FAMILY BATHROOM.

EXTERNALLY THERE IS A DRIVEWAY PROVIDING OFF ROAD PARKING AND LEADING DOWN THE SIDE OF THE PROPERTY TO A METAL STORAGE UNIT AND LARGE GARDEN.

This bungalow offers tremendous scope for enlargement by way of ground floor extensions and loft conversion (stpp) meaning this gives a rare opportunity for someone to create a superb, bespoke family home.

THE PROPERTY IS LOCATED WITHIN EASY REACH OF LOCAL SHOPS AND AMENITIES AS WELL AS BEING WITHIN THE TWYNHAM INFANTS, JUNIOR AND SECONDARY SCHOOL CATCHMENTS AND FURTHER BENEFITS FROM SOME DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING.

KEYS IN OFFICE

1 ARCADIA ROAD, CHRISTCHURCH BH23 2JE

- **DETACHED TRADITIONAL BUNGALOW**
- **2 DOUBLE BEDROOMS**
- **LOUNGE WITH FIREPLACE**
- **DINING/KITCHEN**
- **IN NEED OF MODERNISATION**
- **SUPERP GARDEN**
- **OFF ROAD PARKING**
- **CLOSE TO LOCAL SHOPS**
- **TWYNHAM CATCHMENT**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **NO FORWARD CHAIN**
- **GAS FIRED CENTRAL HEATING**
- **SOME DOUBLE GLAZING**
- **VIEWING ADVISED**



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. 62.8 sq. metres (676.1 sq. feet)

