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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

**3 GLEADOWE AVENUE
CHRISTCHURCH
BH23 1LR**

Price £429,950

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND WITHIN THE TWYNHAM SCHOOLS CATCHMENTS IS THIS WELL PRESENTED OLDER STYLE SEMI DETACHED FAMILY HOME.

OFFERING ACCOMMODATION OF ENTRANCE HALL, BRIGHT AND AIRY THROUGH LOUNGE/DINER, MODERN EXTENDED KITCHEN, GROUND FLOOR CLOAKROOM, 3 WELL PROPORTIONED BEDROOMS, BATHROOM AND SEPARATE W.C.

BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, SHARED DRIVEWAY, GARAGE/STORE, OFF ROAD PARKING AND GOOD SIZED REAR GARDEN WITH SUMMER HOUSE.

CHRISTCHURCH TOWN CENTRE WITH ITS COMPREHENSIVE SHOPPING AND RECREATIONAL FACILITIES INCLUDING A WIDE ARRAY OF PUBS, RESTAURANTS AND EATERIES TO SUIT MOST TASTES, IS WITHIN REASONABLY EASY LEVEL WALKING DISTANCE.

THE TOWN ALSO BOASTS A MAINLINE RAILWAY STATION, MANY HISTORICAL FEATURES AND BEAUTIFUL RIVERSIDE WALKS ALONG THE QUAY ARE ALSO NEARBY.

BUS ROUTES AND LOCAL SHOPS ARE ALSO WITHIN EASY REACH.

ALL IN ALL WITH THE ACCOMMODATION ON OFFER AND THE PROPERTIES LOCATION THIS MAKES A LOVELY FAMILY HOME.

3 GLEADOWE AVENUE, CHRISTCHURCH BH23 1LR

- **OLDER STYLE SEMI DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **BRIGHT AND AIRY LOUNGE/DINER**
- **GOOD SIZE REAR GARDEN**
- **SUMMER HOUSE**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **SHARED DRIVEWAY**
- **OFF ROAD PARKING**
- **GARAGE/STORE**
- **MODERN EXTENDED KITCHEN**
- **TWNHAM SCHOOL CATCHMENT**
- **CLOSE TO TOWN CENTRE**
- **BATHROOM AND SEPARATE W.C.**
- **MAINLINE STATION NEARBY**
- **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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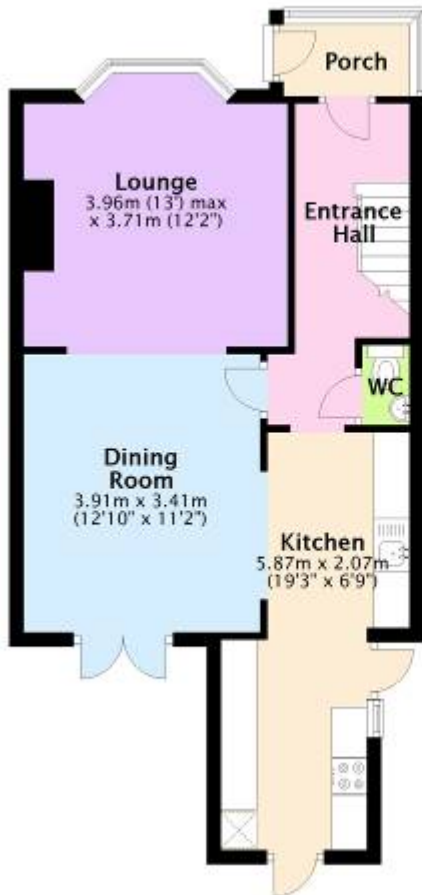


3 GLEADOWE AVENUE, CHRISTCHURCH BH23 1LR



Ground Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)

