

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

01202 487587

**MICHAEL ADAM**

post@michaeladam.co.uk

www.michaeladam.co.uk



*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**

**34 CHILTERN DRIVE  
BARTON-ON-SEA  
BH25 7LB**

**Price £450,000**

Freehold



***OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS DETACHED 2 DOUBLE BEDROOM TRADITIONAL BUNGALOW WHICH IS NOW IN NEED OF GENERAL MODERNISATION.***

***SITUATED ON A CORNER PLOT WITH WELL MAINTAINED GARDENS THE PROPERTY OFFERS FURTHER ACCOMMODATION OF ATTRACTIVE ENTRANCE HALL, TRIPLE ASPECT LOUNGE/DINER, KITCHEN, CONSERVATORY AND 4 PIECE BATHROOM SUITE.***

***THE PROPERTY IS LOCATED IN AN EXTREMELY POPULAR LOCATION BEING WITHIN REASONABLY EASY REACH OF STUNNING CLIFF TOP WALKS AND LOCAL BEACH. IT IS ALSO SITUATED WITHIN EASY REACH OF LOCAL SHOPS AND NEW MILTON TOWN CENTRE IS ONLY A SHORT DRIVE AWAY WHERE THERE IS AN ABUNDANCE OF SHOPPING AND RECREATIONAL FACILITIES.***

***BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, NO FORWARD CHAIN AND WHILST THERE IS NO OFF ROAD PARKING AT PRESENT, A DRIVEWAY COULD BE ADDED SUBJECT TO THE NECESSARY PLANNING PERMISSIONS.***

**74 KINGS AVENUE, CHRISTCHURCH BH23 1NB**

- **DETACHED TRADITIONAL BUNGALOW**
- **NO FORWARD CHAIN**
- **CLOSE TO STUNNING CLIFFTOP WALKS AND BEACHES**
- **2 DOUBLE BEDROOMS**
- **IN NEED OF GENERAL REFURBISHMENT**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **EXTREMELY POPULAR LOCATION**
- **WELL MAINTAINED CORNER PLOT**
- **BRIGHT AND AIRY TRIPLE ASPECT LOUNGE**
- **CONSERVATORY**
- **FOUR PIECE BATHROOM**

**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.



**74 KINGS AVENUE, CHRISTCHURCH BH23 1NB**



**74 KINGS AVENUE, CHRISTCHURCH BH23 1NB**



**Ground Floor**

Approx. 78.2 sq. metres (842.2 sq. feet)

