

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

**63 HILLSIDE DRIVE
ST CATHERINE'S HILL
CHRISTCHURCH BH23 2RT**

Price £575,000

Freehold



SITUATED IN AN ELEVATED POSITION WITH FAR REACHING VIEWS TOWARDS BOURNEMOUTH IS THIS DECEPTIVELY SPACIOUS DETACHED TRADITIONAL BUNGALOW.

THE PROPERTY IS LOCATED ON THE EVER POPULAR ST CATHERINE'S HILL WITH GARDENS TO THE FRONT AND SIDES AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, 3 DOUBLE BEDROOMS, GOOD SIZE OPEN PLAN BREAKFAST/KITCHEN, LIVING ROOM WITH FEATURE FIREPLACE AND SQUARE ARCH THROUGH TO THE SEPARATE DINING ROOM. THERE IS ALSO A MODERN EN-SUITE SHOWER ROOM TO BEDROOM ONE AND A FURTHER FAMILY BATHROOM.

BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, SOLAR PANELS USED FOR THE HEATING AND PROVIDE A BOOST FOR HOT WATER, OFF ROAD PARKING FOR A NUMBER OF VEHICLES BEING WITHIN CLOSE PROXIMITY TO AN EXCELLENT PARADE OF LOCAL SHOPS AND ALSO HAVING BEAUTIFUL WOODLAND WALKS ON THE DOORSTEP.

WHILST THE PROPERTY OFFERS GOOD SIZE ACCOMMODATION IT ALSO OFFERS SCOPE FOR FURTHER ENLARGEMENT (STPP) BY WAY OF A LOFT CONVERSION WHICH COULD CREATE A LARGE FAMILY HOME.

63 HILLSIDE DRIVE, ST CATHERINES HILL, CHRISTCHURCH, BH23 2RT

- **DETACHED TRADITIONAL BUNGALOW**
- **ELECTRICS & HEATINGS REPLACED IN 2018**
- **OWN SOLAR PANELS WHICH WERE INSTALLED IN 2018 WHICH THE VENDOR RECEIVES A FEED IN TARIFF**
- **PARQUET FLOORING**
- **3 DOUBLE BEDROOMS**
- **SPACIOUS BREAKFAST/KITCHEN**
- **LIVING ROOM AND SEPARATE DINING ROOM**
- **FAMILY BATHROOM PLUS EN-SUITE SHOWER ROOM**
- **FAR REACHING VIEWS**
- **AMPLE OFF ROAD PARKING**
- **GOOD SIZE CORNER PLOT**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **CLOSE TO LOCAL SHOPS**
- **BEAUTIFUL WOODLAND WALKS NEARBY**
- **POPULAR LOCATION**
- **SCOPE TO ENLARGE (STPP) IF NEEDED**



EPC RATING : TBC

Website: www.michaeladam.co.uk

Email: post@michaeladam.co.uk

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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. 107.7 sq. metres (1159.1 sq. feet)

