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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**

**106 FAIRMILE ROAD  
CHRISTCHURCH  
BH23 2LN**

**OIEO Price £400,000**

Freehold



***A WELL PRESENTED AND DECEPTIVELY SPACIOUS SEMI DETACHED FAMILY HOME WHICH HAS BEEN EXTENDED AND IMPROVED IN RECENT TIMES.***

***THE ACCOMMODATION COMPRISES ENTRANCE LOBBY, GOOD SIZE LOUNGE WITH FITTED LOG BURNER, DINING ROOM, LUXURIOUS BATHROOM WITH JACUZZI BATH AND SEPARATE WALK IN SHOWER CUBICLE, LARGE BREAKFAST KITCHEN AND CONSERVATORY TO THE GROUND FLOOR. TO THE FIRST FLOOR THERE ARE 3 WELL PROPORTIONED BEDROOMS, TWO OF WHICH HAVE BUILT IN WARDROBES AND A 'WALK THROUGH' SHOWER AREA WITH W.C. AND WASH HAND BASIN, LEADING INTO BEDROOM 3.***

***THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, WITH RECENTLY RENEWED BOILER AND WATER SYSTEM, OFF ROAD PARKING FOR 2 – 3 VEHICLES, A REAR GARDEN THAT MEASURES APPROXIMATELY 75FT IN LENGTH AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

***THE REAR GARDEN OFFERS A GOOD DEGREE OF PRIVACY AND HAS A GARDEN ROOM WITH SITTING AREA, KITCHENETTE WITH W.C. AND SHOWER CUBICLE PLUS TWO FURTHER STORAGE SHEDS/WORKSHOP.***

***WE FEEL THAT THIS UNIQUE FAMILY HOME MUST BE VIEWED TO FULLY APPRECIATE THE SIZE***

- **EXTENDED SEMI DETACHED HOME**
- **LOUNGE AND DINING ROOM**
- **3 WELL PROPORTIONED BEDROOMS**
- **LUXURIOUS GROUND FLOOR BATHROOM**
- **LARGE, MODERN BREAKFAST KITCHEN**
- **CONSERVATORY**
- **APPROXIMATELY 75FT REAR GARDEN**
- **VARIETY OF OUTBUILDINGS**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **OFF ROAD PARKING FOR 2 – 3 VEHICLES**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **NO FORWARD CHAIN**
- **TWYNHAM SCHOOL CATCHMENT**
- **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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