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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

**12 FAIRMILE ROAD
CHRISTCHURCH
BH23 2LJ**

Price £325,000

Freehold



BEING SOLD AS ONE LOT. A GROUND FLOOR ONE BEDROOM FLAT WHICH BENEFITS FROM OWNING THE FREEHOLD OF THE BUILDING AND A BUILDING PLOT TO THE REAR WHICH HAS HAD PLANNING PERMISSION GRANTED FOR A DETACHED 2 BEDROOM BUNGALOW WITH PARKING.

THE FLAT IS IN NEED OF REFURBISHMENT BUT WE FEEL WOULD MAKE AN IDEAL INVESTMENT OR RE-SOLD TO A FIRST TIME BUYER. IT COMES WITH A GARDEN WHICH COULD EASILY BE USED AS A PARKING SPACE.

THE ACCOMMODATION OF THE FLAT INCLUDES ENTRANCE HALL, KITCHEN, GOOD SIZE LOUNGE, CONSERVATORY, DOUBLE BEDROOM AND SHOWER ROOM.

THE BUNGALOW WILL COMPRISE OF ENTRANCE HALL, OPEN PLAN LIVING/DINING/KITCHEN, 2 BEDROOMS AND BATHROOM

CALL US ON 01202 487587 FOR FURTHER DETAILS OR TO ARRANGE AN APPOINTMENT TO VIEW.

12 FAIRMILE ROAD, CHRISTCHURCH BH23 2LJ

- **ONE BEDROOM GROUND FLOOR FLAT IN NEED OF REFURBISHMENT**
- **BUILDING PLOT WITH PLANNING PERMISSON GRANTED**
- **IDEAL INVESTMENT**
- **BEING SOLD AS ONE LOT**
- **NO FORWARD CHAIN**
- **CLOSE TO TOWN CENTRE**
- **EASY STRIKING DISTANCE OF TRAIN STATION**
- **TWYNHAM CATCHMENT**

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. 61.2 sq. metres (658.4 sq. feet)



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