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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

**33a AVON ROAD WEST
CHRISTCHURCH
BH23 2DF**

Price £429,950

Freehold



SITUATED IN THE TWYNHAM SCHOOLS CATCHMENTS AND WITHIN THE POPULAR JUMPERS AREA OF CHRISTCHURCH IS THIS SEMI DETACHED FAMILY HOME.

THE PROPERTY HAS BEEN WELL CARED FOR BY THE CURRENT OWNERS AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE WITH SQUARE ARCH THROUGH TO THE DINING ROOM, KITCHEN, FIRST FLOOR LANDING, 3 BEDROOMS, BATHROOM AND SEPARATE W.C.

EXTERNALLY THERE IS AN ATTRACTIVE FRONT GARDEN AND OFF ROAD PARKING WITH THE DRIVEWAY THAT LEADS DOWN THE SIDE OF THE PROPERTY TO THE REAR GARDEN WHICH IS OF A GOOD SIZE WITH LAWN, PATIO AND STORAGE SHEDS.

THIS FAMILY HOME IS LOCATED WITHIN REASONABLY EASY STRIKING DISTANCE OF CHRISTCHURCH TOWN CENTRE, MAINLINE RAILWAY STATION AND RETAIL PARK WHICH HAS A COMPREHENSIVE RANGE OF WELL KNOW STORES.

AN EARLY VIEWING IS ADVISED TO APPRECIATE.

33A AVON ROAD WEST, CHRISTCHURCH BH23 2DF

- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **OFF ROAD PARKING AND DRIVEWAY**
- **LOUNGE AND DINING ROOM**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **POPULAR LOCATION**
- **TWYNHAM CATCHMENT**
- **GOOD SIZE GARDEN**
- **WELL CARED FOR HOME**
- **BATHROOM WITH CORNER BATH**
- **SEPARATE W.C.**
- **SCOPE FOR FURTHER IMPROVEMENT OR EXTENSION**
- **EARLY 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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33A AVON ROAD WEST, CHRISTCHURCH BH23 2DF



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Ground Floor

Approx. 38.0 sq. metres (408.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)

