

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

**48A THE GROVE
CHRISTCHURCH
BH23 2HB**

Price £525,000

Leasehold



A RARE OPPORTUNITY TO PURCHASE AN EXTREMELY SPACIOUS GROUND AND FIRST FLOOR MAISONNETTE WHICH HAS 4 EXCELLENT SIZE BEDROOMS AND IS WELL PRESENTED THROUGHOUT.

IT HAS FURTHER WELL PROPORTIONED ACCOMMODATION WHICH COMPRISES; ENTRANCE HALL, DINING/KITCHEN, CHARACTER LOUNGE, REAR LOBBY/UTILITY, FIRST FLOOR LANDING, MODERN EN-SUITE SHOWER ROOM AND BALCONY TO MASTER BEDROOMS AND LUXURIOUS RECENTLY RENEWED FAMILY BATHROOM AND SEPARATE THIRD W.C.

EXTERNALLY TO THE FRONT THERE IS OFF ROAD PARKING AND A DRIVEWAY LEADING DOWN THE SIDE OF THE PROPERTY INTO THE REAR GARDEN WITH A RAISED DECKING AREA, VERSATILE BRICK BUILT GARDEN ROOM/OCCASIONAL BEDROOM WHICH COULD HAVE VARIOUS OTHER USES. THERE IS A LAWNED AREA WHERE THERE IS A MOBILE HOME WHICH IS ALSO INCLUDED IN THE SALE AND IS CURRENTLY USED AS A SELF CONTAINED ANNEX BUT COULD BE UTILISED TO POTENTIALLY CREATE AN INCOME.

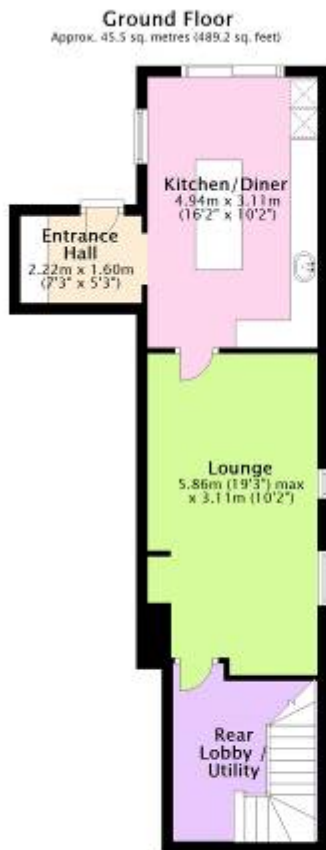
- **CHARACTERFUL AND SPACIOUS MAISONETTE**
- **4 BEDROOMS**
- **LUXURIOUS FAMILY BATHROOM AND EN-SUITE**
- **MODERN DINING/KITCHEN**
- **GOOD SIZE LOUNGE**
- **LARGE GARDEN WITH GARDEN ROOM AND STATIC CARAVAN**
- **OFF ROAD PARKING**
- **CLOSE TO LOCAL SHOPS**
- **BALCONY FROM MAIN BEDROOM**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **UNIQUE PROPERTY**
- **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.







48A THE GROVE, CHRISTCHURCH, BH23 2HB