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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

**48 HILLSIDE DRIVE
ST CATHERINES HILL
CHRISTCHURCH
BH23 2RU**

OIEO Price £500,000

Freehold



SITUATED ON THE EVER POPULAR ST CATHERINE'S HILL IS THIS SPACIOUS 2 DOUBLE BEDROOM DETACHED TRADITIONAL BUNGALOW.

THE PROPERTY IS NOW IN NEED OF SOME GENERAL REFURBISHMENT BUT OFFERS TREMENDOUS SCOPE TO ENLARGE BY WAY OF A LOFT CONVERSION OR GROUND FLOOR EXTENSION (STPP).

THE BUNGALOW HAS FURTHER ACCOMMODATION OF ENTRANCE HALL, LOUNGE, DINING AREA, OPEN PLAN TO THE FAMILY/GARDEN ROOM, KITCHEN & LARGE SHOWER ROOM.

THE PROPERTY DOES HAVE MAJORITY DOUBLE GLAZING & GAS FIRED CENTRAL HEATING PLUS FURTHER BENEFITS OF OFF ROAD PARKING, ATTACHED GARAGE, MUCH LARGER THAN YOU FIRST EXPECT REAR GARDEN & THE ADDED BENEFIT OF BEING OFFERED FOR SALE ON A CHAIN FREE BASIS. LOCAL SHOPS ARE EASILY ACCESSIBLE AND CLOSE BY AND BEING ON ST CATHERINE'S HILL THERE ARE STUNNING WOODLAND WALKS ON YOUR DOORSTEP.

CALL US NOW TO ARRANGE AN APPOINTMENT TO VIEW.

48 HILLSIDE DRIVE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2RU

- **VACANT DETACHED TRADITIONAL BUNGALOW**
- **2 DOUBLE BEDROOMS**
- **LOUNGE, DINING AREA PLUS FAMILY/GARDEN ROOM**
- **GAS FIRED CENTRAL HEATING**
- **MAJORITY DOUBLE GLAZING**
- **OFF ROAD PARKING AND ATTACHED GARAGE**
- **LARGER THAN AVERAGE GARDEN**
- **CLOSE TO LOCAL SHOPS**
- **IN NEED OF GENERAL MODERNISATION**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **STUNNING WOODLAND WALKS NEARBY**
- **NO FORWARD CHAIN**
- **IDEAL FOR THOSE LOOKING FOR A PROJECT**
- **LARGE SHOWER ROOM**
- **MUST BE VIEWED**



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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