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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

**43 ALBION ROAD
CHRISTCHURCH
BH23 2JH**

Price £399,950

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS WELL PROPORTIONED DETACHED TRADITIONAL BUNGALOW.

THE PROPERTY IS LOCATED IN A CUL-DE-SAC POSITION CLOSE TO LOCAL SHOPS AND AMENITIES ALONG FAIRMILE ROAD AND IS APPROXIMATELY 1.25 MILES FROM CHRISTCHURCH TOWN CENTRE.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, EXTENDED 20FT KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS AND FAMILY BATHROOM. THE PROPERTY COULD QUITE EASILY BE RECONFIGURED TO CREATE A 3 BEDROOM BUNGALOW.

THE PROPERTY WOULD BENEFIT FROM SOME GENERAL UPDATING BUT HAS BEEN EXTREMELY WELL MAINTAINED AND CARED FOR BY THE OWNERS AND BENEFITS FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, EXTENDED 20FT KITCHEN/BREAKFAST ROOM, AMPLE OFF ROAD PARKING AND DETACHED GARAGE.

43 ALBION ROAD, CHRISTCHURCH BH23 2JH

- **DETACHED TRADITIONAL BUNGALOW**
- **2 DOUBLE BEDROOMS**
- **LOUNGE**
- **SEPARATE DINING ROOM**
- **NO FORWARD CHAIN**
- **EXTENDED 20FT KITCHEN/BREAKFAST ROOM**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **RECENTLY RENEWED COMBI BOILER**
- **AMPLE OFF ROAD PARKING**
- **DETACHED GARAGE**
- **ATTRACTIVE GARDENS**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **CUL-DE-SAC LOCATION**



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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