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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

**11 BOSLEY WAY
CHRISTCHURCH
BH23 2HF**

Guide Price £650,000

Freehold



A RARE OPPORTUNITY TO PURCHASE A SPACIOUS DETACHED, TRADITIONAL BUNGALOW SITUATED IN THE EVER POPULAR WEST CHRISTCHURCH.

THIS DELIGHTFUL BUNGALOW IS LOCATED ON A GOOD SIZE CORNER PLOT WITH A LARGE REAR GARDEN.

OFFERING EXTREMELY WELL CARED FOR ACCOMMODATION WHICH INCLUDES ENTRANCE PORCH, HALLWAY, SITTING ROOM, 2 EXCELLENT SIZED DOUBLE BEDROOMS, AN EXTENDED LOUNGE/DINER, KITCHEN, UTILITY ROOM, SEPARATE CLOAKROOM AND A FAMILY BATHROOM.

THERE IS ALSO TREMENDOUS SCOPE FOR ENLARGEMENT BY WAY OF A LOFT CONVERSION OR SIDE, REAR EXTENSION (STPP) GIVES THE OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME.

THE PROPERTY BENEFITS FROM NO FORWARD CHAIN, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, GARAGE, BEING WITHIN EASY REACH OF LOCAL SHOPS AND AMENITIES AS WELL AS BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS.

11 BOSLEY WAY, CHRISTCHURCH BH23 2HF

- **ATTRACTIVE DETACHED BUNGALOW**
- **2 – 3 BEDROOMS**
- **1 – 2 RECEPTION ROOMS**
- **NO FORWARD CHAIN**
- **EXTREMELY WELL CARED FOR**
- **TWYNHAM CATCHMENT**
- **POPULAR LOCATION**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **AMPLE OFF ROAD PARKING**
- **GARAGE**
- **LARGE REAR GARDEN**
- **SPACIOUS ACCOMMODATION**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **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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