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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

**37 ALBION ROAD
CHRISTCHURCH
BH23 2JH**

Price £410,000

Freehold



FIRST TIME ON MARKET

OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS TRADITIONAL DETACHED BUNGALOW BUILT BY THE CURRENT OWNERS AND BEEN IN THE SAME FAMILY FOR APPROX. 70 YEARS.

THE PROPERTY IS LOCATED IN A CUL-DE-SAC AND HAS ACCOMMODATION COMPRISING SPACIOUS ENTRANCE HALL, LOUNGE, DINING ROOM/BEDROOM THREE, CONSERVATORY, BREAKFAST/KITCHEN, 2 FURTHER BEDROOMS, BATHROOM AND SEPARATE W.C.

WHILST THE PROPERTY DOES REQUIRE UPDATING, IT HAS BEEN WELL CARED FOR BY THE CURRENT OWNERS AND OFFERS TREMENDOUS SCOPE TO ENLARGE BY WAY OF A LOFT CONVERSION (STPP), ALONG WITH HAVING NO FORWARD CHAIN THIS SPACIOUS BUNGALOW HAS BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, MAJORITY DOUBLE GLAZING, AMPLE OFF ROAD PARKING ON THE DRIVEWAY & A GOOD SIZE INTEGRAL GARAGE, THERE IS ALSO AN ENCLOSED PRIVATE REAR GARDEN. SITUATED IN THE POPULAR PART OF CHRISTCHURCH THE PROPERTY IS CONVENIENTLY LOCATED FOR LOCAL SHOPS, BUS ROUTES, CHRISTCHURCH HOSPITAL WHERE THERE IS A GP SURGERY & PHARMACY AND IT IS ALSO WITHIN THE TWYNHAM SCHOOLS CATCHMENTS.

37 ALBION ROAD, CHRISTCHURCH BH23 2JH

- **DETACHED TRADITIONAL BUNGALOW**
- **SPACIOUS ACCOMMODATION**
- **2/3 BEDROOMS**
- **1/2 RECEPTION ROOMS**
- **CONSERVATORY**
- **GOOD SIZE BREAKFAST/KITCHEN**
- **AMPLE OFF ROAD PARKING**
- **INTEGRAL GARAGE**
- **MAJORITY DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **IN NEED OF GENERAL UPDATING**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **CONVENIENTLY LOCATED**
- **FRONT AND REAR GARDENS**
- **FEATURE STAINED GLASS WINDOWS IN LOUNGE**



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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Ground Floor

Approx. 111.2 sq. metres (1197.2 sq. feet)

