

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

**76 AVENUE ROAD
CHRISTCHURCH
BH23 2BZ**

Price £365,000

Freehold



CONVENIENTLY LOCATED FOR CHRISTCHURCH TOWN CENTRE IS THIS MODERN 3 BEDROOM SEMI DETACHED FAMILY HOME.

THE PROPERTY IS WELL PRESENTED THROUGHOUT AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, GROUND FLOOR CLOAKROOM, MODERN BREAKFAST/KITCHEN, LOUNGE/DINER, 3 BEDROOMS AND MODERN FAMILY SHOWER ROOM. (BEDROOM 3 IS CURRENTLY IN USE AS A DRESSING ROOM WITH A RANGE OF FITTED WARDROBES)

BENEFITS INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, TWO ALLOCATED PARKING SPACES, GARAGE, BEING WITHIN THE COVETED TWYNHAM CATCHMENT AND THE ADDED BONUS OF BEING SOLD WITH NO FORWARD CHAIN.

LOCAL SHOPS INCLUDING THE BAILEY BRIDGE TRADING ESTATE ARE WITHIN EASY REACH AS IS THE MAINLINE RAILWAY STATION WHICH HAS LINKS TO LONDON WATERLOO, BOURNEMOUTH AND FURTHER AFIELD.

CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 0.5 MILES DISTANT AND OFFERS A MORE COMPREHENSIVE RANGE OF SHOPPING AND RECREATIONAL FACILITIES.

76 AVENUE ROAD, CHRISTCHURCH BH23 2BZ

- MODERN SEMI DETACHED HOME
- 3 BEDROOMS
- MODERN BREAKFAST/KITCHEN
- WELL PROPORTIONED LOUNGE/DINER
- GROUND FLOOR CLOAKROOM
- NO FORWARD CHAIN
- OFF ROAD PARKING AND GARAGE
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- TWYNHAM CATCHMENT
- CLOSE TO LOCAL AMENITIES
- CONVENIENT FOR TOWN CENTRE AND RAILWAY STATION
- WELL PRESENTED THROUGHOUT



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.

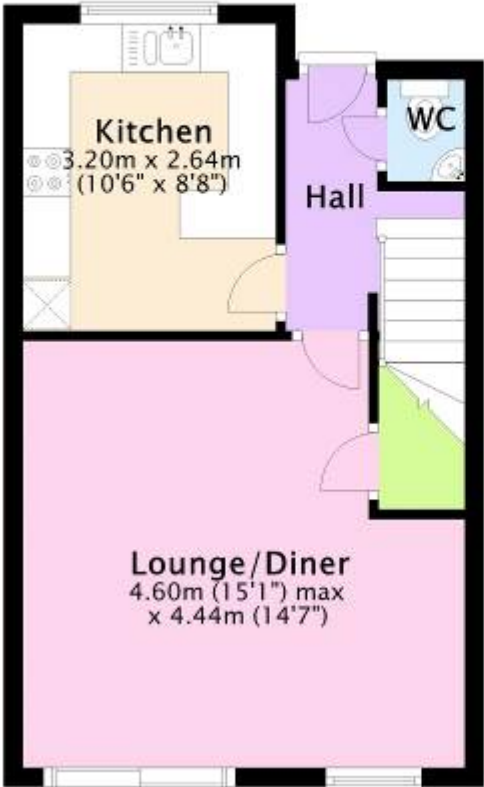


76 AVENUE ROAD, CHRISTCHURCH BH23 2BZ



Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)

