

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**

**11 ALBION ROAD  
CHRISTCHURCH  
BH23 2JG**

**Price £435,000**

Freehold



***SITUATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND AMENITIES IS THIS BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED FAMILY HOME.***

***THE PROPERTY HAS UNDERGONE EXTENSIVE WORKS OF MODERNISATION WHICH HAVE BEEN CARRIED OUT TO A HIGH AND EXACTING STANDARD AS WELL AS THE 3 GOOD SIZED BEDROOMS THERE IS A WELCOMING ENTRANCE HALL, SPACIOUS LOUNGE WITH OPEN FIRE, AND LARGE, ATTRACTIVE KITCHEN/DINING ROOM.***

***TO THE FIRST FLOOR IS A LARGER THAN AVERAGE LANDING & A LUXURIOUS FAMILY BATHROOM.***

***THIS DELIGHTFUL HOME OFFERS BENEFITS INCLUDING DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING, GOOD SIZE REAR GARDEN WITH GARAGE & AN ATTACHED OUTHOUSE WHICH HAS POWER, LIGHTING AND HEATING. THERE IS ALSO THE ADDED BENEFIT OF BEING LOCATED WITHIN THE TWYNHAM CATCHMENT FOR INFANTS, JUNIORS AND SECONDARY SCHOOLS.***

***THIS HOME CERTAINLY NEEDS AN INTERNAL INSPECTION TO FULLY APPRECIATE THE STANDARD OF ACCOMMODATION ON OFFER.***

**11 ALBION ROAD, CHRISTCHURCH BH23 2JG**

- **OLDER STYLE SEMI DETACHED FAMILY HOME**
- **3 GOOD SIZE BEDROOMS**
- **SPACIOUS LOUNGE WITH OPEN FIRE**
- **ATTRACTIVE, WELL PROPORTIONED DINING/KITCHEN**
- **LUXURIOUS FAMILY BATHROOM**
- **OFF ROAD PARKING AND GARAGE**
- **GOOD SIZE REAR GARDEN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **TWYNHAM SCHOOLS CATCHMENT**



**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.

**PLEASE NOTE:**

**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

**11 ALBION ROAD, CHRISTCHURCH BH23 2JG**



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**Ground Floor**

Approx. 42.2 sq. metres (453.8 sq. feet)



**First Floor**

Approx. 39.5 sq. metres (425.1 sq. feet)

