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Dorset  
BH23 2LQ

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**MICHAEL ADAM**

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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**

**4 PARSONAGE CLOSE  
CHRISTCHURCH  
BH23 2GB**

**Price £395,000**

Freehold



***A MODERN, EXTREMELY WELL PRESENTED FAMILY HOME SITUATED WITHIN THE CATCHMENT AREA FOR TWYNHAM INFANTS, JUNIOR AND SECONDARY SCHOOLS.***

***THIS DELIGHTFUL PROPERTY HAS ACCOMMODATION COMPRISING ENTRANCE HALL, GROUND FLOOR CLOAKROOM, SPACIOUS KITCHEN/DINER, WELL PROPORTIONED LOUNGE, FIRST FLOOR LANDING, 3 GOOD SIZE BEDROOMS WITH THE MASTER BEDROOM HAVING AN EN-SUITE SHOWER ROOM AND A MODERN FAMILY BATHROOM.***

***SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, DRIVEWAY PROVIDING OFF ROAD PARKING, CLOSE PROXIMITY TO LOCAL SHOPS, BUS ROUTES AND CHRISTCHURCH HOSPITAL.***

***THERE IS ALSO THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN. THE REAR GARDEN IS OF A MANAGEABLE SIZE WITH LAWN AND DECKED SEATING AREA AND OFFERS A GOOD DEGREE OF PRIVACY HAVING WALLED BOUNDARIES.***

**4 PARSONAGE CLOSE, CHRISTCHURCH BH23 2GB**

- **MODERN SEMI DETACHED FAMILY HOME**
- **3 GOOD SIZE BEDROOMS**
- **MODERN DINING/KITCHEN**
- **SPACIOUS LOUNGE**
- **ATTRACTIVE FAMILY BATHROOM AND EN-SUITE SHOWER ROOM**
- **DRIVEWAY FOR OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **EXTREMELY WELL PRESENTED THROUGHOUT**
- **TWYNHAM SCHOOLS CATCHMENT**
- **ENCLOSED REAR GARDEN**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **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.

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

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must obtain verification from their solicitors.

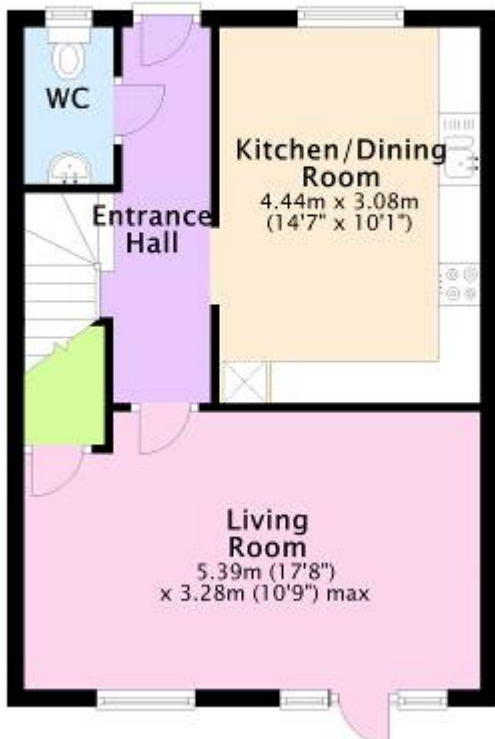


**4 PARSONAGE CLOSE, CHRISTCHURCH BH23 2GB**



**Ground Floor**

Approx. 42.1 sq. metres (453.2 sq. feet)



**First Floor**

Approx. 42.0 sq. metres (452.0 sq. feet)

