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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

**11 ASTON MEAD
ST CATHERINE'S HILL
CHRISTCHURCH
BH23 2SP**

Price £500,000

Freehold



SITUATED ON THE EVER POPULAR ST CATHERINES HILL DISTRICT IS THIS SPACIOUS 3 DOUBLE BEDROOM DETACHED BUNGALOW.

THIS ATTRACTIVE BUNGALOW BACKS DIRECTLY ONTO ST CATHERINES HILL AND HAS SPLIT LEVEL ACCOMMODATION COMPRISING ENTRANCE VESTIBULE, SPACIOUS HALL, LARGE 'L' SHAPED LOUNGE/DINER, WELL PROPORTIONED KITCHEN AND MODERN SHOWER ROOM WITH SEPARATE W.C. THE PROPERTY IS NOW BEING OFFERED FOR SALE WITH NO FORWARD CHAIN AND HAS FURTHER BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, AMPLE OFF ROAD PARKING, INTEGRAL GARAGE AND ATTRACTIVE FRONT AND REAR GARDENS.

THERE IS AN EXCELLENT PARADE OF SHOPS NEARBY ON MARLOW DRIVE, LOCAL BUS ROUTES ARE EASILY ACCESSIBLE AND THERE ARE STUNNING WOODLAND WALKS WITHIN A STONES THROW FROM THE PROPERTY.

WE STRONGLY ADVISE AN EARLY INTERNAL INSPECTION TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.

11 ASTON MEAD, ST CATHERINES HILL, CHRISTCHURCH BH23 2SP

- **DETACHED SPLIT LEVEL BUNGALOW**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **3 DOUBLE BEDROOMS**
- **LARGE 'L' SHAPED LOUNGE/DINER**
- **GOOD SIZE KITCHEN**
- **MODERN SHOWER ROOM**
- **SEPARATE W.C.**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **NO FORWARD CHAIN**
- **BACKING DIRECTLY ONTO ST CATHERINE'S HILL**
- **ATTRACTIVE GARDENS**
- **AMPLE OFF ROAD PARKING AND INTEGRAL GARAGE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **POPULAR LOCATION**



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:

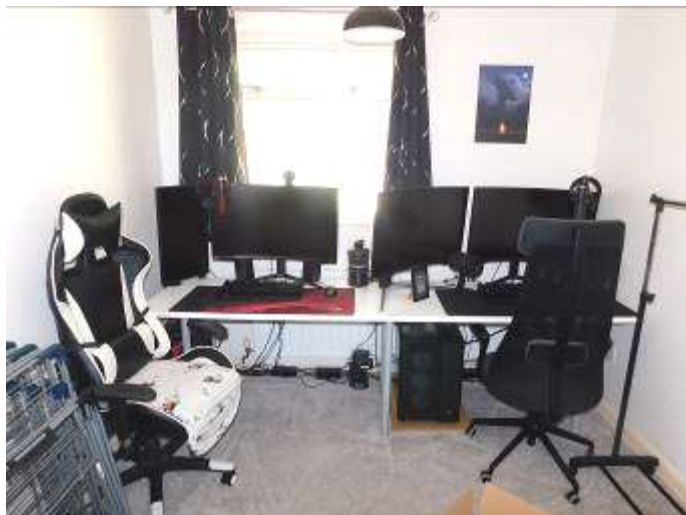
MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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Ground Floor

Approx. 113.6 sq. metres (1222.5 sq. feet)

