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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 LEYDENE CLOSE
QUEENS PARK
BOURNEMOUTH
BH8 9JH**

Price £465,000

Freehold



THIS IS A SPACIOUS, WELL PRESENTED TRADITIONAL DOUBLE BAY FRONTED BUNGALOW SITUATED TOWARDS THE END OF A CUL-DE-SAC OF SIMILAR PROPERTIES IN THE POPULAR QUEENS PARK DISTRICT OF BOURNEMOUTH.

THE PROPERTY IS IN NEED OF SOME GENERAL DIY BUT DOES OFFER DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, MODERN KITCHEN AND FAMILY BATHROOM PLUS A MODERN CONSERVATORY.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, CONSERVATORY, DINING ROOM/BEDROOM 3, MODERN KITCHEN, 2 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM AND 2ND SEPARATE W.C.

EXTERNALLY THERE ARE GOOD SIZED FRONT AND REAR GARDENS AND A DRIVEWAY DOWN THE SIDE OF THE PROPERTY PROVIDES AMPLE OFF ROAD PARKING AND LEADS TO THE DETACHED GARAGE. LOCATED WITHIN EASY REACH OF THE CASTLE POINT RETAIL PARK WHICH HAS A WIDE ARRAY OF SHOPS AND SUPERMARKETS. THE BUNGALOW IS ALSO IDEALLY LOCATED FOR ROAD LINKS TO SOUTHAMPTON,BOURNEMOUTH AND FURTHER AFIELD VIA THE A338.

11 LEYDENE CLOSE, QUEENS PARK, BOURNEMOUTH BH8 9JH

- **DETACHED TRADITIONAL BUNGALOW**
- **2/3 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **MODERN KITCHEN AND BATHROOM**
- **CONSERVATORY**
- **WELL PROPORTIONED GARDENS**
- **SEPARATE 2ND W.C.**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **DETACHED GARAGE**
- **AMPLE OFF ROAD PARKING**
- **CLOSE TO SHOPS AND AMENITIES**
- **CUL-DE-SAC LOCATION**
- **IN NEED OF SOME GENERAL DIY**



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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