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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

**19 NORFOLK AVENUE
CHRISTCHURCH
BH23 2SE**

Price £450,000

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND BUS ROUTES AND IN A POPULAR TREE LINED AVENUE IS THIS ATTRACTIVE 2 DOUBLE BEDROOM TRADITIONAL DETACHED BUNGALOW.

THE PROPERTY HAS BEEN EXTREMELY WELL MAINTAINED AND CARED FOR BY THE CURRENT OWNERS AND HAS FURTHER ACCOMMODATION COMPRISING ENTRANCE PORCH, ENTRANCE HALL, SPACIOUS LOUNGE/DINER, MODERN KITCHEN AND SHOWER ROOM PLUS A CONSERVATORY TO THE REAR.

BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, DETACHED GARAGE, AMPLE OFF ROAD PARKING, ATTRACTIVE GARDENS AND OFFERING TREMENDOUS SCOPE TO ENLARGE BY WAY OF A LOFT CONVERSION (STPP).

WE FEEL THIS PROPERTY WOULD SUIT SOMEONE WHO WISHES TO CREATE A LARGER FAMILY HOME OR THOSE WISHING TO DOWNSIZE, YET RETAIN GOOD SIZED LIVING SPACE.

- **DETACHED TRADITIONAL BUNGALOW**
- **2 DOUBLE BEDROOMS BOTH WITH BUILT IN WARDROBES**
- **ATTRACTIVE GARDENS**
- **MODERN KITCHEN AND SHOWER ROOM**
- **GOOD SIZE LOUNGE/DINER**
- **AMPLE OFF ROAD PARKING**
- **DETACHED GARAGE**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL SHOPS**
- **POTENTIAL TO ENLARGE (STPP)**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CONSERVATORY**
- **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.

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. 81.9 sq. metres (881.4 sq. feet)

