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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

**17 GROVE ROAD EAST
CHRISTCHURCH
BH23 2DQ**

Price £379,950

Freehold



A FULLY REFURBISHED & EXTREMELY WELL PRESENTED SEMI DETACHED HOUSE SITUATED IN THE EVER POPULAR JUMPERS AREA OF CHRISTCHURCH.

THE PROPERTY HAS UNDERGONE EXTENSIVE WORKS OF IMPROVEMENT INCLUDING A COMPLETE NEW ROOF.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE WITH CURVED BAY WINDOW, RECENTLY FITTED MODERN KITCHEN/DINER/UTILITY/GROUND FLOOR CLOAKROOM, LANDING, 2 GOOD SIZE BEDROOMS & MODERNISED 4 PIECE BATHROOM WITH SHOWER, BATH, W.C. & WASH HAND BASIN.

BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING WITH NEW BOILER, DOUBLE GLAZING, ATTRACTIVE FRONT & REAR GARDENS, BEING WITHIN CLOSE PROXIMITY TO LOCAL SHOPS & TOWN CENTRE ALONG WITH BEING WITHIN THE TWYNHAM SCHOOL CATCHMENT.

17 GROVE ROAD EAST, CHRISTCHURCH BH23 2DQ

CHRISTCHURCH RAILWAY STATION WITHIN WALKING DISTANCE AND WITHIN APPROXIMATELY HALF A MILE.

AN EARLY INTERNAL INSPECTION IS STRONGLY ADVISED TO FULLY APPRECIATE THIS LOVELY HOME.

- **OLDER STYLE SEMI DETACHED HOME**
- **2 BEDROOMS**
- **MODERN RECENTLY FITTED KITCHEN/DINER**
- **ATTRACTIVE GARDENS**
- **LOUNGE WITH BAY WINDOW**
- **GROUND FLOOR CLOAKS/UTILITY ROOM**
- **MODERN RECENTLY FITTED 4 PIECE BATHROOM**
- **BRAND NEW ROOF**
- **GAS FIRED CENTRAL HEATING WITH NEW BOILER**
- **DOUBLE GLAZING**
- **TWYNHAM CATCHMENT**
- **WITHIN WALKING DISTANCE OF RAILWAY STATION (LESS THAN A MILE AWAY)**
- **EARLY 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 must obtain verification from their solicitors.

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17 GROVE ROAD EAST, CHRISTCHURCH BH23 2DQ



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Ground Floor

Approx. 32.8 sq. metres (353.5 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)

