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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

**49 PORTFIELD ROAD
CHRISTCHURCH
BH23 2AF**

OIRO Price £200,000

Freehold



THIS DECEPTIVELY SPACIOUS AND WELL PRESENTED FREEHOLD GROUND FLOOR FLAT. THE PROPERTY HAS IT'S OWN PRIVATE ENTRANCE WHICH LEADS INTO THE ENTRANCE HALL WITH BUILT IN STORAGE CUPBOARD, BAY FRONTED DOUBLE BEDROOM, MODERN BATHROOM, SPACIOUS LOUNGE/DINER, MODERN KITCHEN AND SINGLE GLAZED CONSERVATORY. EXTERNALLY A SHARED DRIVEWAY LEADS TO THE REAR OF THE PROPERTY WHERE THERE ARE 2 ALLOCATED PARKING SPACES AND GARAGE IN A BLOCK. THE CONSERVATORY LEADS OUT TO THE FLATS OWN PRIVATE REAR GARDEN WHICH IS EASY TO MAINTAIN BEING MAINLY HARD LANDSCAPED. THE PROPERTY BENEFITS FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, NO FORWARD CHAIN. THIS PROPERTY WOULD MAKE AN IDEAL FIRST TIME BUY, LOCK UP & LEAVE HOLIDAY HOME OR INVESTMENT.

49 PORTFIELD ROAD, CHRISTCHURCH BH23 2AF

- **GROUND FLOOR FREEHOLD FLAT**
- **WELL PRESENTED THROUGHOUT**
- **ONE DOUBLE BEDROOM**
- **MODERN BATHROOM AND KITCHEN**
- **SPACIOUS LOUNGE/DINER**
- **CONSERVATORY**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **NO FORWARD CHAIN**
- **2 PARKING SPACES PLUS GARAGE**
- **PRIVATE GARDEN**
- **IDEAL FIRST TIME BUYER**
- **SHARED AS AND WHEN MAINTENANCE**



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. 46.1 sq. metres (496.4 sq. feet)

