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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

**47 EVEREST ROAD
CHRISTCHURCH
BH23 2TF**

OIRO Price £300,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS SPACIOUS MID TERRACE FAMILY HOME.

THE PROPERTY BOASTS ACCOMMODATION OF ENTRANCE HALL, GOOD SIZE LOUNGE/DINER, 16FT KITCHEN, 3 WELL PROPORTIONED BEDROOMS, FAMILY BATHROOM AND SEPARATE W.C.

EXTERNALLY THERE IS A GRAVELLED AREA TO THE FRONT AND TO THE REAR IS A LARGE GARDEN WHICH IS MAINLY LAID TO LAWN WITH CENTRAL PATHWAY.

ALONG WITH NO FORWARD CHAIN, FURTHER BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND BEING WITHIN CLOSE PROXIMITY TO LOCAL SCHOOLS AND SHOPS.

BEAUTIFUL LOCAL BEACHES ARE ONLY A SHORT DRIVE AWAY AS IS THE TOWN CENTRE OF CHRISTCHURCH WITH IT'S WIDE RANGE OF SHOPS, BARS, EATERIES AND RESTAURANTS TO SUIT MOST TASTES.

WE FEEL THIS COULD MAKE AN IDEAL FIRST TIME BUY OR FAMILY HOME.

47 EVEREST ROAD, CHRISTCHURCH BH23 2TF

- **SPACIOUS MID TERRACE HOUSE**
- **3 GOOD SIZE BEDROOMS**
- **WELL PROPORTIONED LOUNGE/DINER**
- **MODERN KITCHEN**
- **LARGE GARDEN**
- **CLOSE TO LOCAL SHOPS AND SCHOOLS**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **FAMILY BATHROOM**
- **SEPARATE W.C.**



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.

47 EVEREST ROAD, CHRISTCHURCH BH23 2TF





Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.0 sq. feet)

