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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

**2 ORFORD CLOSE
ST CATHERINE'S HILL
CHRISTCHURCH
BH23 2TF**

Price £495,000

Freehold



SITUATED ON THE EVER POPULAR RESIDENTIAL DISTRICT OF ST CATHERINES HILL IS THIS SPACIOUS DETACHED BUNGALOW.

THE PROPERTY HAS RECENTLY UNDERGONE CERTAIN WORKS OF IMPROVEMENT INCLUDING RECENTLY RENEWED BREAKFAST/KITCHEN, NEWLY FITTED BATHROOM AND SEPARATE 2ND W.C. AND NEWLY FITTED CARPETS THROUGHOUT.

THERE IS A SPACIOUS LOUNGE/DINER, ENTRANCE HALL AND 3 WELL PROPORTIONED BEDROOMS ALL WITH FITTED STORAGE.

EXTERNALLY, TO THE SIDE OF THE PROPERTY IS A DRIVEWAY PROVIDING OFF ROAD PARKING AND LEADING TO THE DETACHED GARAGE. THE REMAINDER OF THE FRONT GARDEN IS MAINLY LAID TO A WELL TENDED LAWN AND THE REAR GARDEN OFFERS AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION WITH LAWN AND SEATING AREA.

BENEFITTING FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING CLOSE TO LOCAL SHOPS, AMENITIES, EXCELLENT TRANSPORT LINKS AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

2 ORFORD CLOSE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2TF

- **DETACHED TRADITIONAL BUNGALOW**
- **NEW CARPETS THROUGHOUT**
- **3 BEDROOMS**
- **SPACIOUS LOUNGE/DINER**
- **MODERN GOOD SIZE BREAKFAST/KITCHEN**
- **BRAND NEW FAMILY BATHROOM & SEPARATE 2ND W.C.**
- **BUILT IN STORAGE TO ALL BEDROOMS**
- **NO FORWARD CHAIN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING & GARAGE**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL BUS STOPS AND AMENITIES**
- **EXTREMELY WELL CARED FOR**
- **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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Ground Floor

Approx. 85.4 sq. metres (919.5 sq. feet)

