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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

**22 ASTON MEAD
ST CATHERINES HILL
CHRISTCHURCH
BH23 2SR**

Price £465,000

Freehold



A CONTEMPORARY, SPACIOUS DETACHED HOUSE WITH VERSATILE ACCOMMODATION WHICH INCLUDES ENTRANCE HALL, SPLIT LEVEL LOUNGE/DINER, CONSERVATORY, KITCHEN, GROUND FLOOR BEDROOM & SHOWER ROOM & TO THE FIRST FLOOR IS THE LANDING, 2 FURTHER DOUBLE BEDROOMS & BATHROOM.

THE KITCHEN, SHOWER ROOM & BATHROOM HAVE ALL BEEN RENEWED RECENTLY AND IT IS OFFERED IN EXCELLENT DECORATIVE ORDER.

THIS LOVELY HOME HAS NOT BEEN ON THE MARKET IN ALMOST 40 YEARS AND HAS BEEN EXCEPTIONALLY WELL MAINTAINED BY THE CURRENT OWNERS.

BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, GARAGE, ATTRACTIVE REAR GARDEN OFFERING AN EXCELLENT DEGREE OF PRIVACY & SECLUSION. THERE ARE FAR REACHING VIEWS TO BOURNEMOUTH FROM THE MAIN BEDROOM.

AN EXCELLENT PARADE OF LOCAL SHOPS IS WITHIN EASY STRIKING DISTANCE AND THERE ARE STUNNING WOODLAND WALKS ON ST CATHERINE'S HILL ONLY A SHORT STROLL AWAY.

22 ASTON MEAD, ST CATHERINES'S HILL, CHRISTCHURCH BH23 2SR

- **DETACHED CONTEMPORARY HOME**
- **3 BEDROOMS**
- **MODERN SHOWER ROOM AND BATHROOM**
- **MODERN RECENTLY REPLACED KITCHEN**
- **CONSERVATORY**
- **SPLIT LEVEL LOUNGE/DINER**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **GARAGE AND OFF ROAD PARKING**
- **POPULAR LOCATION**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **BEAUTIFUL WOODLAND WALKS NEARBY**
- **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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Ground Floor

Approx. 69.6 sq. metres (749.2 sq. feet)



First Floor

Approx. 47.2 sq. metres (507.6 sq. feet)

