

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

01202 487587

**MICHAEL ADAM**

post@michaeladam.co.uk

www.michaeladam.co.uk



*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**

**7 LEES CLOSE  
ST CATHERINE'S HILL  
CHRISTCHURCH  
BH23 2SS**

**Price £575,000**

Freehold



***THIS DETACHED FAMILY HOME IS OFFERED FOR SALE WITH NO FORWARD CHAIN. THE PROPERTY HAS BEEN REMODELLED ON THE GROUND FLOOR CREATING A SUPERB OPEN PLAN LIVING/DINING/KITCHEN & HAS BEEN FINISHED TO A HIGH & EXACTING STANDARD. BEAUTIFULLY PRESENTED THROUGHOUT WITH FURTHER ACCOMMODATION OF ENTRANCE HALL, GROUND FLOOR SHOWER ROOM, SPACIOUS FIRST FLOOR LANDING, 4 BEDROOMS & FAMILY BATHROOM.***

***THIS LOVELY HOME BOASTS MANY FEATURES INCLUDING ATTRACTIVE LANDSCAPED GARDENS, OFF ROAD PARKING, TRIPLE LENGTH GARAGE, WHICH COULD BE CONVERTED INTO FURTHER LIVING SPACE AND BEING WITHIN THE TWYNHAM SCHOOL CATCHMENT. LOCATED ON THE SOUGHT AFTER AREA OF ST CATHERINE'S HILL AND BEING IN A CUL-DE-SAC WITHIN CLOSE PROXIMITY TO STUNNING WOODLAND WALKS, AN EXCELLENT PARADE OF SHOPS & TRANSPORT LINKS.***

***WE STRONGLY ADVISE AN INTERNAL INSPECTION TO FULLY APPRECIATE.***

- **MODERN DETACHED HOUSE**
- **SOUGHT AFTER LOCATION**
- **NO FORWARD CHAIN**
- **REMODELLED AND REFURBISHED TO A HIGH STANDARD**
- **SUPERB OPEN PLAN LIVING/DINING/KITCHEN**
- **LANDSCAPED REAR GARDEN WITH SOUTHERLY ASPECT**
- **TRIPLE LENGTH GARAGE**
- **4 GOOD SIZED BEDROOMS**
- **GROUND FLOOR SHOWER ROOM**
- **FIRST FLOOR FAMILY BATHROOM**
- **TWYNHAM SCHOOL CATCHMENT**
- **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.

**7 LEES CLOSE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2SS**



**7 LEES CLOSE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2SS**

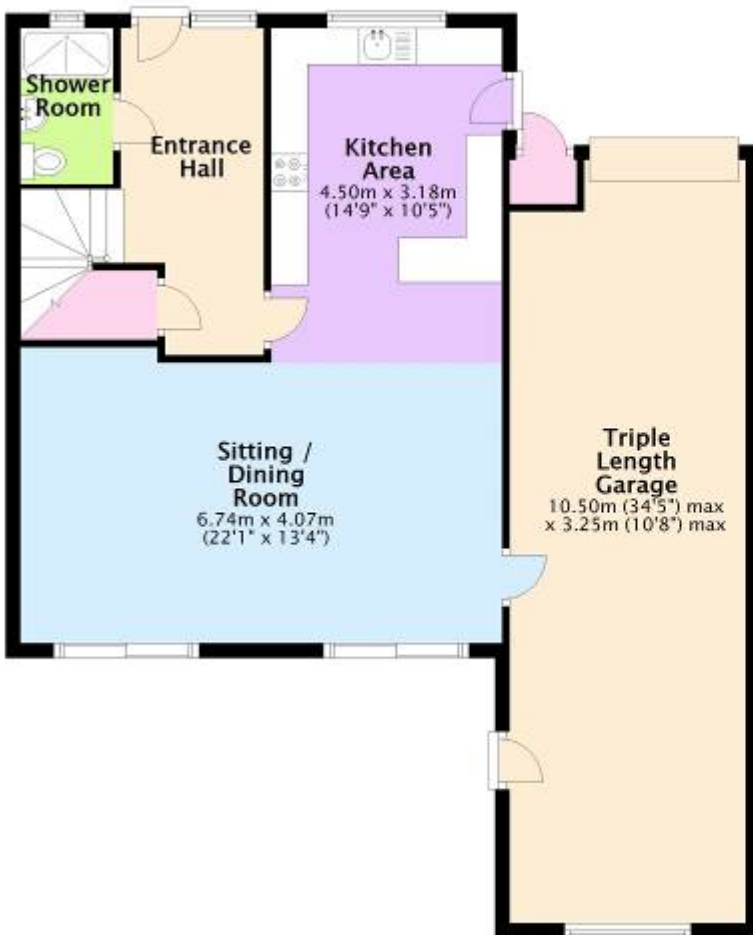


**7 LEES CLOSE, ST CATHERINE'S HILL, CHRISTCHURCH BH23 2SS**



**Ground Floor**

Approx. 90.9 sq. metres (978.6 sq. feet)



**First Floor**

Approx. 56.1 sq. metres (604.1 sq. feet)

