

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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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**

**245 FAIRMILE ROAD  
CHRISTCHURCH  
BH23 2LQ**

**OIRO Price £800,00**

Freehold



***A RARE OPPORTUNITY TO PURCHASE 2 DETACHED PROPERTIES, ONE BEING A SPACIOUS, CHARACTERFUL FAMILY HOME AND ONE BEING A ONE BEDROOM STUDIO ANNEX WHICH COULD BE USED AS AN AIR B & B, INVESTMENT OR TO HOUSE A RELATIVE.***

***BOTH PROPERTIES ARE EXTREMELY WELL PRESENTED THROUGHOUT WITH THE MAIN HOUSE OFFERING ENTRANCE PORCH, ENTRANCE HALL, LARGE LOUNGE, CHARACTERFUL SNUG, SPACIOUS, MODERN DINING/KITCHEN, AND THEN TO THE FIRST FLOOR ARE 3 GOOD SIZE DOUBLE BEDROOMS WITH THE MASTER BEDROOM HAVING AN EN-SUITE BATHROOM AND WALK IN DRESSING ROOM. BOTH PROPERTIES HAVE THEIR OWN SECLUDED GARDENS AND WE FEEL THEY NEED TO BE VIEWED TO BE FULLY APPRECIATED.***

***LOCATED CLOSE TO STUNNING WOODLAND WALKS AND LOCAL SHOPS THIS IS AN IDEAL OPPORTUNITY TO PURCHASE A HOME AND INCOME.***

- **DEETACHED CHARACTER HOUSE**
- **3 DOUBLE BEDROOMS**
- **2 RECEPTION ROOMS**
- **MODERN DINING/KITCHEN**
- **MODERN BATHROOM, W.C. & EN-SUITE**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **SPACIOUS ACCOMMODATION THROUGHOUT**
- **AMPLE PARKING**
- **ATTRACTIVE GARDENS**
- **ANNEX WITH OPEN PLAN LIVING/DINING/KITCHEN**
- **HOME AND INCOME**
- **CLOSE TO WOODLAND WALKS**
- **TWYNHAM CATCHMENT**
- **VIEWING STRONGLY ADVISED**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

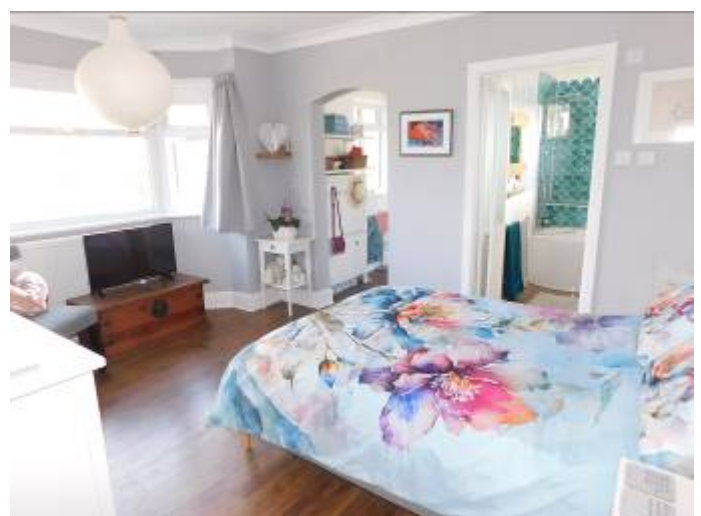
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

**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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**ANNEX**



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**245 FAIRMILE ROAD, CHRISTCHURCH BH23 2LQ**



**Ground Floor**

Approx. 38.4 sq. metres (413.5 sq. feet)



**First Floor**

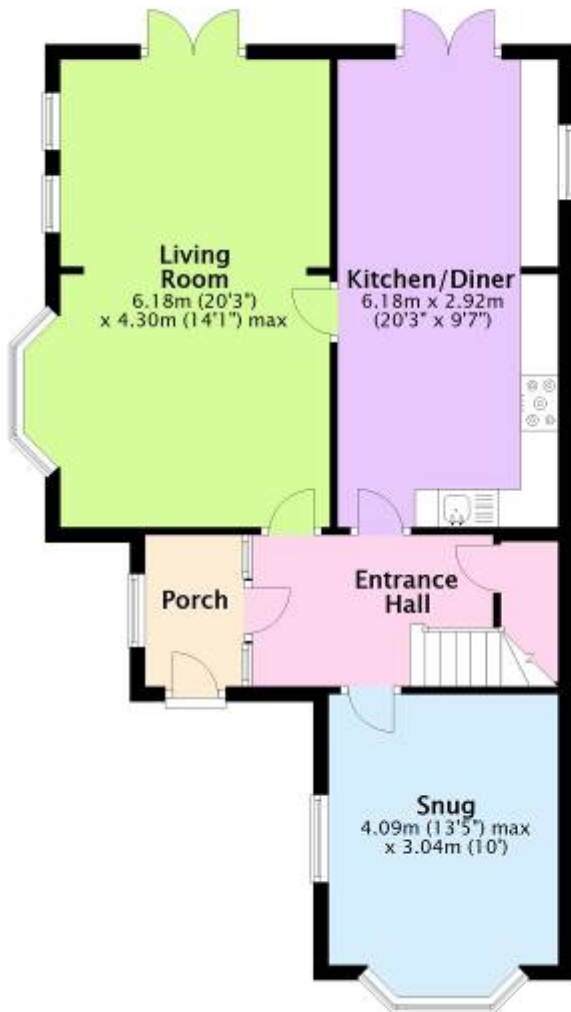
Approx. 15.9 sq. metres (171.0 sq. feet)



**FLOORPLAN FOR MAIN RESIDENCE**

**Ground Floor**

Approx. 64.0 sq. metres (689.0 sq. feet)



**First Floor**

Approx. 57.2 sq. metres (615.8 sq. feet)

