

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

**32 ALBION ROAD
CHRISTCHURCH
BH23 2JH**

Price £425,000

Freehold



OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS ATTRACTIVE TRADITIONAL BUNGALOW.

SITUATED IN A CUL-DE-SAC LOCATION BEING CLOSE TO LOCAL SHOPS AND AMENITIES THIS PROPERTY REALLY WILL MAKE SOMEONE A LOVELY HOME.

THE ACCOMMODATION COMPRISES ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, MODERN BREAKFAST/KITCHEN, 2 DOUBLE BEDROOMS, MODERN SHOWER ROOM AND SEPARATE W.C. THE PROPERTY DOES OFFER EXCELLENT SCOPE FOR ENLARGEMENT VIA A SIDE EXTENSION AND/OR LOFT CONVERSION (STPP). THERE IS A GOOD SIZE FRONT GARDEN WITH DRIVEWAY PROVIDING OFF ROAD PARKING AND LEADING TO THE ATTACHED GARAGE

THE REAR GARDEN IS HIGHLY ATTRACTIVE AND OFFERS AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION. THE PROPERTY ALSO BENEFITS FROM GAS FIRED CENTRAL HEATING & DOUBLE GLAZING.

WE STRONGLY ADVISE AN INTERNAL INSPECTION TO APPRECIATE

- **DETACHED TRADITIONAL BUNGALOW**
- **ATTRACTIVE FRONT AND REAR GARDENS**
- **2 DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **MODERN BREAKFAST/KITCHEN**
- **DOUBLE GLAZING & GAS FIRED CENTRAL HEATING**
- **GARAGE AND OFF ROAD PARKING**
- **NO FORWARD CHAIN**
- **CUL-DE-SAC LOCATION**
- **MODERN SHOWER ROOM AND SEPARATE W.C.**
- **SCOPE TO ENLARGE (STPP)**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **VIEWING ADVISED**



VIEWING STRICTLY BY APPOINTMENT PLEASE

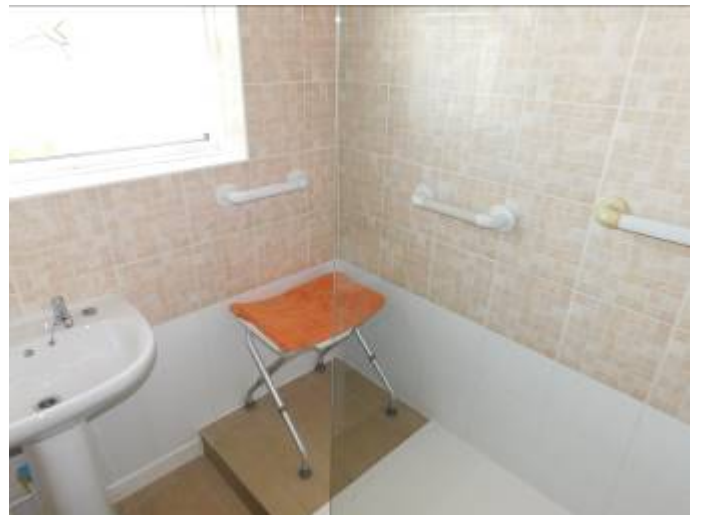
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

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.

32 ALBION ROAD, CHRISTCHURCH BH23 2JH





Ground Floor

Approx. 77.6 sq. metres (835.4 sq. feet)

