

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**

**6 STOURBANK ROAD  
CHRISTCHURCH  
BH23 1LH**

**Price £375,000**

Freehold



***A DELIGHTFUL 3 BEDROOM MID TERRACE COTTAGE WHICH OFFERS LOTS OF CHARACTER AND HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS.***

***FURTHER ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE/DINER, MODERN RECENTLY RENEWED KITCHEN AND FIRST FLOOR FAMILY BATHROOM.***

***THE PROPERTY IS IDEALLY LOCATED FOR THE TWYNHAM SECONDARY SCHOOL, LOCAL SHOPS, BUS ROUTES AND WITHIN LEVEL WALKING DISTANCE OF CHRISTCHURCH TOWN CENTRE AND RAILWAY STATION.***

***BEAUTIFUL RIVERSIDE WALKS CAN ALSO BE FOUND NEARBY ON THE BANKS OF THE RIVER STOUR. BENEFITS CONVEYED WITH THE PROPERTY INCLUDE DOUBLE GLAZING, GAS FIRED CENTRAL HEATING AND AN ATTRACTIVE, PRIVATE REAR GARDEN, PERMIT PARKING & SOLAR PANELS.***

***EARLY VIEWING IS ADVISED TO FULLY APPRECIATE.***

**6 STOURBANK ROAD, CHRISTCHURCH BH23 1LH**

- MID TERRACE CHARACTER COTTAGE
- 3 BEDROOMS
- FIRST FLOOR FAMILY BATHROOM
- ATTRACTIVE LOUNGE/DINER
- MODERN RECENTLY RENEWED KITCHEN
- ENCLOSED REAR GARDEN
- TWYNHAM CATCHMENT
- LEVEL WALK TO CHRISTCHURCH TOWN CENTRE & RAILYWAY STATION
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- POPULAR LOCATION
- WELL PRESENTED THROUGHOUT
- NEARBY RIVERSIDE WALKS
- VIEWING ADVISED
- PERMIT PARKING
- SOLAR PANELS



**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.

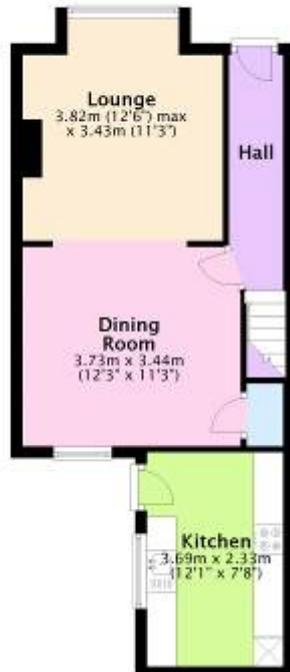
**6 STOURBANK ROAD, CHRISTCHURCH BH23 1LH**



**6 STOURBANK ROAD, CHRISTCHURCH BH23 1LH**



**Ground Floor**  
Approx. 40.1 sq. metres (431.2 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.6 sq. feet)



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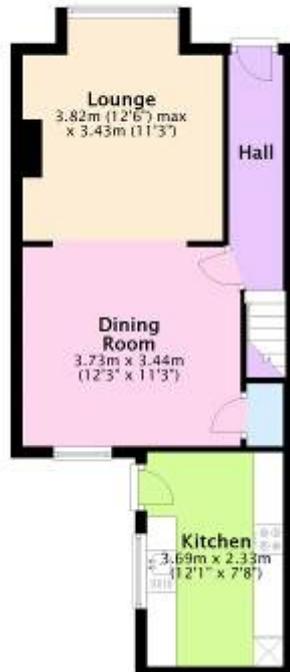
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