

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**

**Price £550,000**

Freehold



***A CHARACTERFUL DETACHED 3 – 4 BEDROOM FAMILY HOME AT THE FOOT OF ST CATHERINE’S HILL WITH BEAUTIFUL WOODLAND WALKS NEARBY. THE PROPERTY IS BEAUTIFULLY PRESENTED AND MUST BE VIEWED TO FULLY APPRECIATE THE STANDARD AND SIZE OF THIS LOVELY FAMILY HOME.***

***THE PROPERTY OFFERS ENTRANCE PORCH, ENTRANCE HALL, LARGE LOUNGE, CHARACTERFUL SNUG/4<sup>TH</sup> BEDROOM, SPACIOUS MODERN DINING/KITCHEN, AND TO THE FIRST FLOOR ARE 3 GOOD SIZE DOUBLE BEDROOMS WITH THE MASTER HAVING AN EN-SUITE BATHROOM AND WALK IN DRESSING ROOM. THE PROPERTY BENEFITS FROM OWN SECLUDED REAR GARDEN & IN AND OUT DRIVEWAY, NEW DOUBLE GLAZING WINDOWS AND DOORS, NEWLY DECORATED, NEW BATHROOMS & KITCHEN, PLUS NEW BOILER, GUTTERING AND SOFFITS.***

- **DETACHED CHARACTER FAMILY HOUSE**
- **3 – 4 DOUBLE BEDROOMS**
- **2 RECEPTION ROOMS**
- **MODERN DINING/KITCHEN**
- **MODERN BATHROOM, W.C. & EN-SUITE**
- **GAS FIRED CENTRAL HEATING**
- **NEW DOUBLE GLAZING, ALL DOORS & WINDOWS**
- **NEWLY REDECORATED**
- **NEW BOILER, GUTTERING & SOFFITS**
- **SPACIOUS AND WELL PRESENTED ACCOMMODATION THROUGHOUT**
- **AMPLE PARKING WITH AN IN/OUT DRIVEWAY**
- **ATTRACTIVE PRIVATE REAR GARDEN**
- **CLOSE TO WOODLAND WALKS**
- **TWYNHAM SCHOOLS CATCHMENT**
- **VIEWING STRONGLY ADVISED TO FULLY APPRECIATE THE STANDARD AND SIZE OF THIS BEAUTIFUL PROPERTY**



**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.

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



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**Ground Floor**

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



**First Floor**

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

