

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**

**51 AVENUE ROAD  
CHRISTCHURCH  
BH23 2BX**

**Price £370,000**

Freehold



***THIS IS A WELL PRESENTED SEMI DETACHED HOME SITUATED WITHIN THE CATCHMENT AREA FOR TWYNHAM INFANTS, JUNIORS AND SECONDARY SCHOOLS AS WELL AS BEING CLOSE TO LOCAL SHOPS, TOWN CENTRE AND MAINLINE RAILWAY STATION.***

***OFFERING ACCOMMODATION COMPRISING PORCH, ENTRANCE HALL, LOUNGE, DINING/KITCHEN, STUDY/OFFICE AND THEN TO THE FIRST FLOOR THERE IS THE LANDING, 2 DOUBLE BEDROOMS AND MODERN FAMILY BATHROOM.***

***EXTERNALLY, TO THE FRONT OF THE PROPERTY DOUBLE GATES LEAD IN TO THE DRIVEWAY GIVING OFF ROAD PARKING. THE REMAINDER OF THE GARDEN IS MAINLY LAID TO HARD LANDSCAPING FOR EASE OF MAINTENANCE. TO THE REAR IS AN ATTRACTIVE GARDEN WITH LAWN, DECKED SEATING AREA AND TIMBER STORAGE SHED. THE GARDEN OFFERS AN EXCELLENT DEGREE OF PRIVACY. THE PROPERTY ALSO OFFERS DOUBLE GLAZING AND CENTRAL HEATING.***

**51 AVENUE ROAD, CHRISTCHURCH BH23 2BX**

- **OLDER STYLE SEMI DETACHED HOUSE**
- **2 DOUBLE BEDROOMS**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING**
- **ATTRACTIVE LOUNGE**
- **DINING/KITCHEN**
- **PRIVATE GARDEN**
- **TWYNHAM CATCHMENT**
- **STUDY/OFFICE**
- **CLOSE TO LOCAL SHOPS & AMENITIES**
- **WELL PRESENTED THROUGHOUT**
- **POPULAR LOCATION**
- **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.



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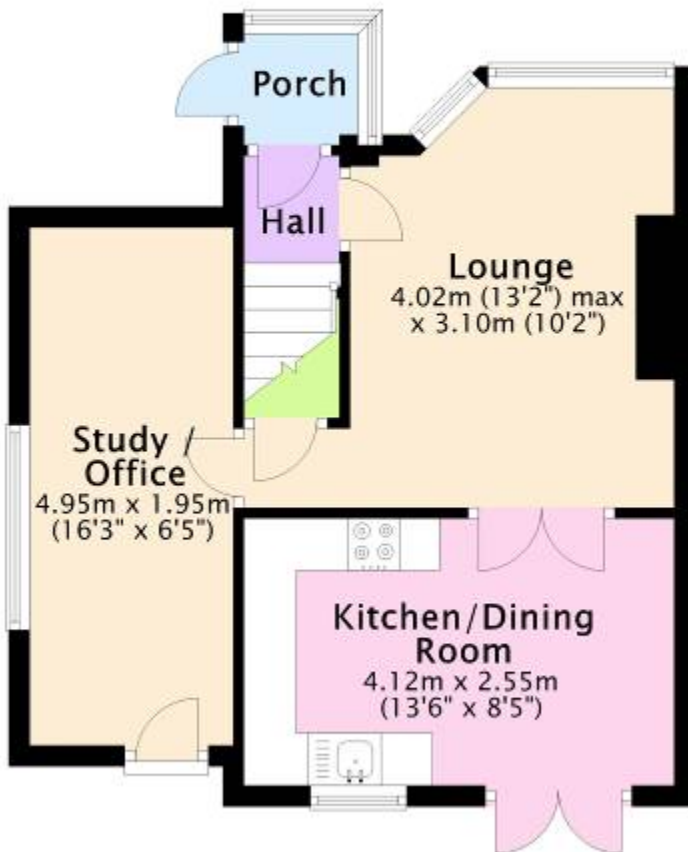
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### **Ground Floor**

Approx. 37.5 sq. metres (404.0 sq. feet)



### **First Floor**

Approx. 26.1 sq. metres (281.3 sq. feet)

