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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

**THE COACH HOUSE
CHRISTCHURCH
BH23 2LQ**

Price £250,000

Freehold



A DETACHED CHARACTERFUL ONE BEDROOM COTTAGE STYLE PROPERTY ON IT'S OWN TITLE.

THE PROPERTY BOASTS MANY BENEFITS INCLUDING OPEN PLAN LIVING/DINING/KITCHEN, PRIVATE GARDEN & GATED DRIVE, MEZZINE BEDROOM, MODERN SHOWER ROOM & CONSERVATORY.

COULD BE EXTENDED, SUBJECT TO PLANNING PERMISSION TO CREATE A SECOND BEDROOM & BATHROOM. NEWLY REFURBISHED, NEW ROOF, WINDOWS, FLOORING, DECORATION, BATHROOM AND BEEN REWIRED AND REPLUMBED.

THE PROPERTY IS ALSO OFFERED WITH NO FORWARD CHAIN AND IS SITUATED AT THE FOOT OF ST CATHERINE'S HILL ALONG THE LANE WITH IT'S BEAUTIFUL WOODLAND WALKS AND THERE ARE ALSO LOCAL SHOPS AND AMENITIES CLOSE AT HAND.

WE FEEL THIS COULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT, TO LET OR USE AS AIR B & B.

THE COACH HOUSE, CHRISTCHURCH BH23 2LQ

- **CHARACTERFUL COTTAGE STYLE
PROPERTY ON IT'S OWN TITLE**
- **ONE DOUBLE BEDROOM**
- **OPEN PLAN LIVING/DINING/KITCHEN**
- **MODERN SHOWER ROOM**
- **OWN PRIVATE GARDEN & GATED
DRIVE**
- **CONSERVATORY**
- **COULD BE EXTENDED, SUBJECT TO PLANNING PERMISSION TO ANOTHER
BEDROOM AND BATHROOM**
- **SITUATED AT THE FOOT OF ST CATHERINE'S HILL WITH BEAUTIFUL WOODLAND
WALKS**
- **LOCAL SHOPS AND AMENITIES
NEARBY**
- **IDEAL FIRST TIME BUY OR
INVESTMENT TO LET OR AIR B & B**
- **NEWLY REFURBISHED, NEW ROOF,
WINDOWS, FLOORING, DECORATION,
BATHROOM, REWIRED & REPLUMBED**



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.

Website: www.michaeladam.co.uk

Email: post@michaeladam.co.uk

THE COACH HOUSE, CHRISTCHURCH BH23 2LQ



THE COACH HOUSE, 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)

