

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**

**2 SQUIRRELLS CLOSE  
WEST CHRISTCHURCH  
BH23 2PZ**

**Offers Over Price £425,000**

Freehold



***A RARE OPPORTUNITY TO PURCHASE A ATTRACTIVE MODERN TOWN HOUSE SITUATED WITHIN CLOSE PROXIMITY TO THE A LARGE RECREATION GROUND AND STUNNING RIVERSIDE WALKS.***

***THIS DELIGHTFUL PROPERTY OFFERS WELL PRESENTED ACCOMMODATION COMPRISING ENTRANCE HALL, GROUND FLOOR CLOAKROOM, LOUNGE, MODERN KITCHEN, DINING ROOM, 3 BEDROOMS AND A LUXURIOUS RECENTLY RENEWED SHOWER ROOM.***

***SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE REAR GARDEN, GLIMPSES OF THE RECREATION GROUND, INTEGRAL GARAGE AND PARKING.***

***WE FEEL THIS PROPERTY WOULD BE IDEAL AS A FAMILY HOME, LOCK UP AND LEAVE HOLIDAY HOME OR FOR THOSE LOOKING TO MOVE TO A QUIET CUL-DE-SAC IN WEST CHRISTCHURCH. LOCAL SHOPS AND AMENITIES CAN BE FOUND NEARBY AND BUS ROUTES ARE ALSO EASILY ACCESSIBLE.***

**2 SQUIRRELLS CLOSE, WEST CHRISTCHURCH BH23 2PZ**

- **MID TERRACE TOWN HOUSE**
- **3 BEDROOMS**
- **LOUNGE AND SEPARATE DINING ROOM**
- **INTEGRAL GARAGE AND OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **ATTRACTIVE GARDEN**
- **WELL PRESENTED THROUGHOUT**
- **NEWLY FITTED LUXURIOUS SHOWER ROOM**
- **GROUND FLOOR CLOAKS**
- **MODERN KITCHEN**
- **TWNHAM SCHOOL CATCHMENT**
- **CLOSE TO PLAY PARK, RECREATION GROUND**
- **CLOSE TO STUNNING RIVERSIDE WALKS**
- **POPULAR LOCATION**



**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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**2 SQUIRRELS CLOSE, WEST CHRISTCHURCH BH23 2PZ**



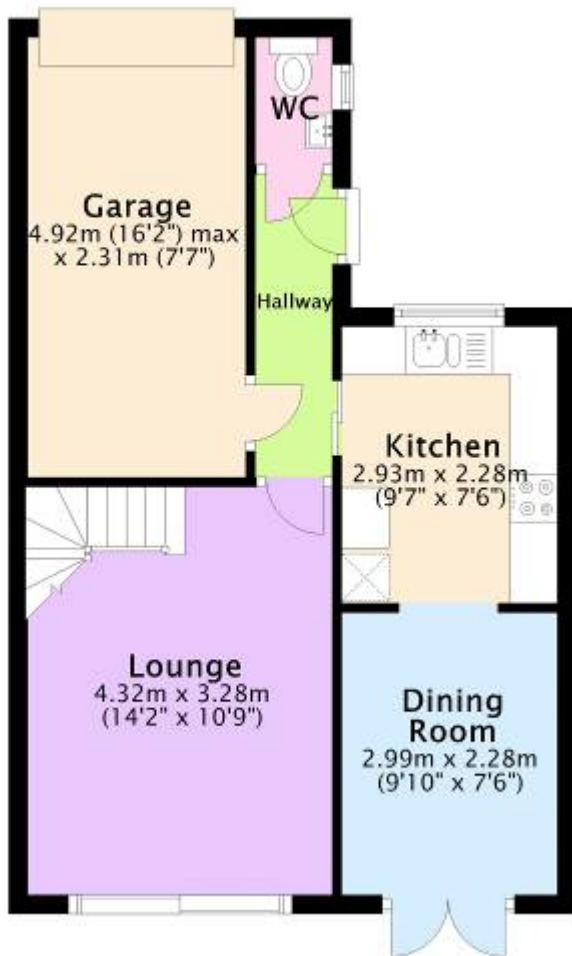
**2 SQUIRRELS CLOSE, WEST CHRISTCHURCH BH23 2PZ**





### **Ground Floor**

Approx. 43.5 sq. metres (468.6 sq. feet)



### **First Floor**

Approx. 39.5 sq. metres (424.8 sq. feet)

