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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

**26 STOURBANK ROAD
CHRISTCHURCH
BH23 1LH**

OIEO Price £300,000

Freehold



THIS IS A BEAUTIFULLY PRESENTED MID TERRACE CHARACTER COTTAGE WHICH HAS RECENTLY UNDERGONE WORKS OF MODERNISATION WITH MODERN KITCHEN AND BATHROOM AND A LANDSCAPED REAR GARDEN DESIGNED FOR EASE OF MAINTENANCE AND HAS HAD THE ADDITION OF A GOOD SIZE STORAGE SHED.

THE ACCOMMODATION COMPRISES LOUNGE, BREAKFAST/KITCHEN, REAR LOBBY, BATHROOM, SMALL LANDING AND 2 WELL PROPORTIONED DOUBLE BEDROOMS.

BENEFITS INCLUDE BEING WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING SITUATED IN A NO THROUGH ROAD LEADING TO TWYNHAM SECONDARY SCHOOL AND BEING WITHIN EASY REACH OF LOCAL SHOPS AND BEAUTIFUL RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR.

- **CHARACTER COTTAGE STYLE HOME**
- **2 DOUBLE BEDROOMS**
- **LOUNGE**
- **MODERN BREAKFAST KITCHEN**
- **GROUND FLOOR BATHROOM**
- **EASY TO MAINTAIN REAR GARDEN**
- **CLOSE TO LOCAL SHOPS**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **TWYNHAM CATCHMENT**
- **CLOSE PROXIMITY TO TOWN CENTRE**
- **NEARBY RIVERSIDE WALKS**
- **RECENTLY MODERNISED**
- **VIEWING ADVISED**
- **PARKING PERMIT**



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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Website: www.michaeladam.co.uk

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Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



First Floor

Approx. 25.9 sq. metres (279.2 sq. feet)

