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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

**21 THE GROVE
CHRISTCHURCH
BH23 2EX**

OIEO Price £500,000

Freehold



A TRULY STUNNING SEMI DETACHED FAMILY RESIDENCE WHICH HAS RECENTLY UNDERGONE AN EXTENSIVE PROGRAM OF WORKS OF IMPROVEMENT AND NOW OFFERS BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT.

THE PROPERTY COMPRISES ENTRANCE LOBBY, INNER HALL WITH AMPLE STORAGE CUPBOARDS, GROUND FLOOR W.C. AND AN IMPRESSIVE 34' X 25' (MAX MEASUREMENTS) OPEN PLAN LIVING/DINING/KITCHEN.

ON THE FIRST FLOOR THERE IS THE LANDING, 3 DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM TO BEDROOM 2 AND A BEAUTIFUL EN-SUITE BATH/SHOWER ROOM TO THE MASTER BEDROOM WHICH ALSO HAS AN EXTENSIVE RANGE OF FITTED WARDROBES.

EXTERNALLY, TO THE FRONT THERE IS OFF ROAD PARKING FOR APPROXIMATELY 3 VEHICLES AND A GOOD SIZE REAR GARDEN WHICH HAS A BRAND NEW LAWN AND FENCING.

AN EARLY INTERNAL INSPECTION IS AN ABSOLUTE MUST TO APPRECIATE WHAT THIS LOVELY FAMILY HOME HAS TO OFFER.

- **STUNNING SEMI DETACHED FAMILY HOME**
- **LARGE OPEN PLAN LIVING/DINING/KITCHEN**
- **SPACIOUS INNER HALL**
- **LUXURIOUS FIXTURES AND FITTINGS THROUGHOUT**
- **NO FORWARD CHAIN**
- **3 DOUBLE BEDROOMS**
- **2 EN-SUITES**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **GOOD SIZE NEWLY LAWNED GARDEN**
- **OFF ROAD PARKING**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **GROUND FLOOR CLOAKROOM**
- **TWYNHAM SCHOOLS CATCHMENT**
- **PLANNING PERMISSION GRANTED TO ENLARGE FURTHER**



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.

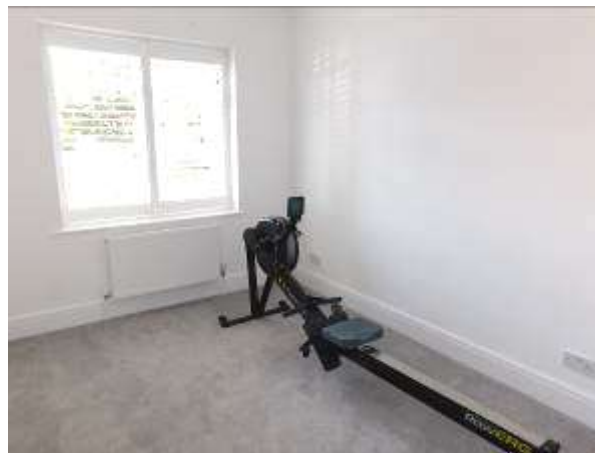
21 THE GROVE, CHRISTCHURCH BH23 2EX



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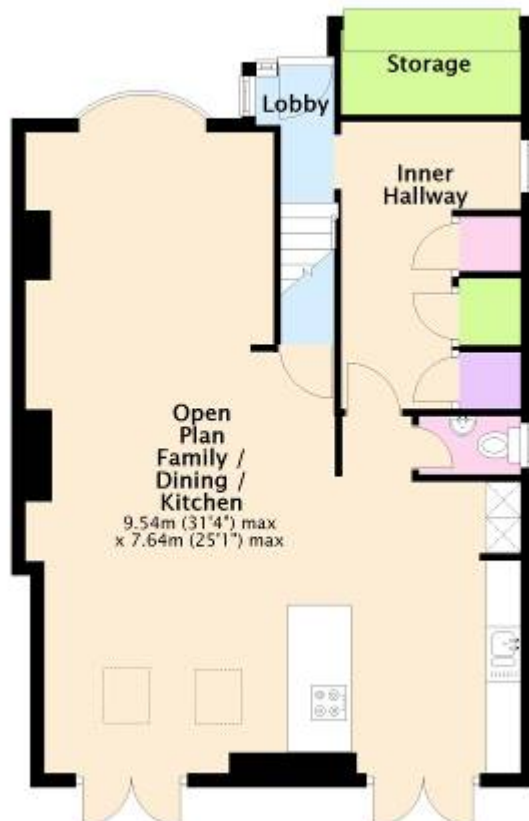


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Ground Floor

Approx. 61.6 sq. metres (663.5 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



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