

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

01202 487587

**MICHAEL ADAM**

post@michaeladam.co.uk

www.michaeladam.co.uk



*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**

**22 DARWIN AVENUE  
CHRISTCHURCH  
BH23 2JB**

**Price £339,950**

Freehold



**OVERLOOKING A CENTRAL GREEN IS THIS WELL PRESENTED MID TERRACE FAMILY HOME. THE PROPERTY IS OFFERED FOR SALE WITH NO FORWARD CHAIN AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, STORAGE ROOM, GROUND FLOOR W.C., SPACIOUS LOUNGE/DINER, MODERN BREAKFAST/KITCHEN, FIRST FLOOR LANDING, 3 DOUBLE BEDROOMS AND MODERN RECENTLY UPDATED SHOWER ROOM. FURTHER BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ATTRACTIVE REAR GARDEN, AND BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENTS. IT IS ALSO SITUATED IN CLOSE PROXIMITY TO LOCAL SHOPS, AMENITIES, CHRISTCHURCH HOSPITAL AND LOCAL BUS ROUTES.**

**CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 1.25 MILES DISTANT WHERE THERE IS A WIDE VARIETY OF SHOPS, RESTAURANTS, BARS AND EATERIES ASWELL AS MANY HISTORICAL LANDMARKS AND BEAUTIFUL RIVERSIDE WALKS.**

- MID TERRACE FAMILY HOME
- 3 DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- NO FORWARD CHAIN
- SPACIOUS LOUNGE/DINER
- GOOD SIZE BREAKFAST/KITCHEN
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GROUND FLOOR CLOAKROOM
- ATTRACTIVE REAR GARDEN
- TWYNHAM SCHOOLS CATCHMENT
- CLOSE TO LOCAL SHOPS AND AMENITIES



**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.



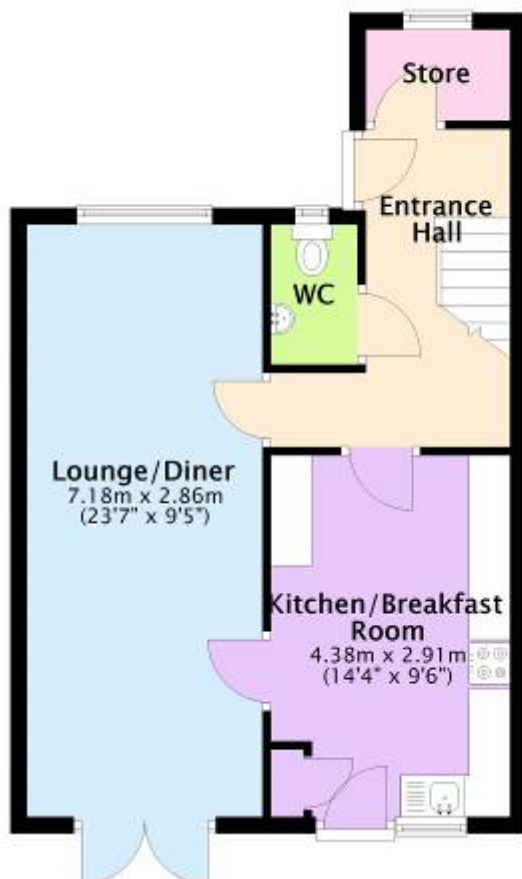
**22 DARWIN AVENUE, CHRISTCHURCH BH23 2JB**





### Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)

