

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.

RAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**89 JUMPERS ROAD
CHRISTCHURCH
BH23 2JS**

Price £495,000

Freehold



AN EXTREMELY WELL PRESENTED DETACHED CHARACTER HOME WHICH WAS BUILT IN THE EARLY 1930'S AND HAS BEEN EXTREMELY WELL MAINTAINED AND CARE FOR BY THE CURRENT OWNERS WHO HAVE BEEN IN RESIDENCE FOR APPROXIMATELY 40 YEARS.

THE SPACIOUS ACCOMMODATION COMPRISES ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, MODERN BREAKFAST/KITCHEN, UTILITY, FIRST FLOOR LANDING, 3 GOOD SIZE DOUBLE BEDROOMS AND A MODERN FAMILY BATHROOM WITH BATH AND SHOWER.

THE PROPERTY IS LOCATED WITHIN THE TWYNHAM SCHOOL CATCHMENT AS WELL AS BEING WITHIN THE CLOSE PROXIMITY OF LOCAL SHOPS, AMENITIES AND CHRISTCHURCH HOSPITAL.

BENEFITS INCLUDE OFF ROAD PARKING, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING. THERE IS ALSO AN ATTRACTIVE COTTAGE STYLE REAR GARDEN, GARAGE & OUTSIDE W.C.

THE TOWN CENTRE OF CHRISTCHURCH WITH ITS WIDE RANGE OF SHOPPING & RECREATIONAL FACILITIES IS WITHIN 1.25 MILES AS IS THE MAINLINE RAILWAY STATION WITH LINKS TO LONDON WATERLOO, BOURNEMOUTH AND FURTHER AFIELD.

ALL IN ALL THIS PROPERTY MAKES A LOVELY FAMILY HOME & AN EARLY VIEWING IS ADVISED TO FULLY APPRECIATE THE SIZE AND QUALITY OF THE ACCOMMODATION.

- **DETACHED 1930'S FAMILY HOME**
- **3 DOUBLE BEDROOMS**
- **OFF ROAD PARKING & GARAGE**
- **TWYNHAM CATCHMENT**
- **2 GOOD SIZE RECEPTION ROOMS**
- **MODERN BREAKFAST/KITCHEN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **MODERN FOUR PIECE FAMILY BATHROOM**
- **CLOSE TO LOCAL AMENITIES**
- **TWYNHAM SCHOOL CATCHMENT**
- **CLOSE TO HOSPITAL, DOCTORS SURGERY**
- **VIEWING HIGHLY RECOMMENDED**

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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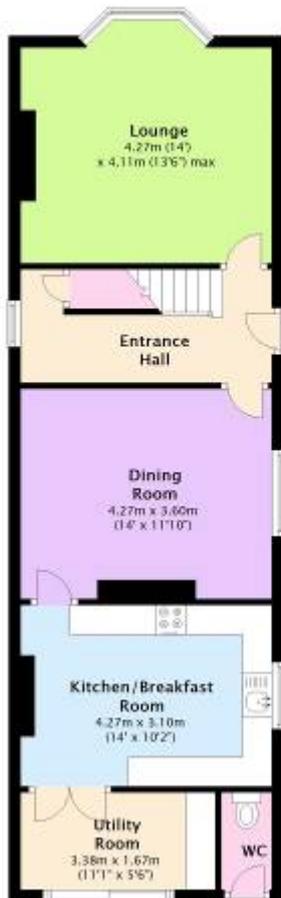


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Ground Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.8 sq. feet)

