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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

**14 ENDFIELD ROAD
CHRISTCHURCH
BH23 2HS**

Price £325,000

Freehold



SITUATED WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS IS THIS WELL PRESENTED MID TERRACE FAMILY HOME.

THE ACCOMMODATION COMPRISES ENTRANCE PORCH, ENTRANCE HALL, USEFUL WALK IN STORAGE CUPBOARD, GROUND FLOOR W.C., MODERN KITCHEN, DOUBLE ASPECT LOUNGE/DINER, FIRST FLOOR LANDING, 3 DOUBLE BEDROOMS & MODERN FAMILY BATHROOM.

EXTERNALLY THERE IS AN ENCLOSED FRONT GARDEN & TO THE REAR THE GARDEN OFFERS A PLEASANT OUTSIDE AREA & WHAT WE BELIEVE TO HAVE A SOUTH WESTERLY ASPECT.

THIS SPACIOUS FAMILY HOME BENEFITS FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING & THE ADDED BONUS OF HAVING NO FORWARD CHAIN.

LOCATED CLOSE TO LOCAL SHOPS & AMENITIES INCLUDING CONVENIENCE STORE & CHILDRENS PLAY PARK. IT IS ALSO APPROXIMATELY 1.4 MILES FROM CHRISTCHURCH TOWN CENTRE WHERE THERE ARE MORE COMPREHENSIVE SHOPPING FACILITIES ALONG WITH MANY HISTORICAL LANDMARKS A MAINLINE RAILWAY STATION WHICH LINKS TO LONDON, BOURNEMOUTH & FURTHER AFIELD.

14 ENDFIELD ROAD, CHRISTCHURCH BH23 2HS

- **SPACIOUS MID TERRACE FAMILY HOME**
- **3 DOUBLE BEDROOMS**
- **23'6 LOUNGE/DINER**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **SOUTH WEST FACING GARDEN**
- **TWYNHAM CATCHMENT**
- **GOOD SIZE MODERN KITCHEN**
- **MODERN FAMILY BATHROOM**
- **WELL PRESENTED THROUGHOUT**



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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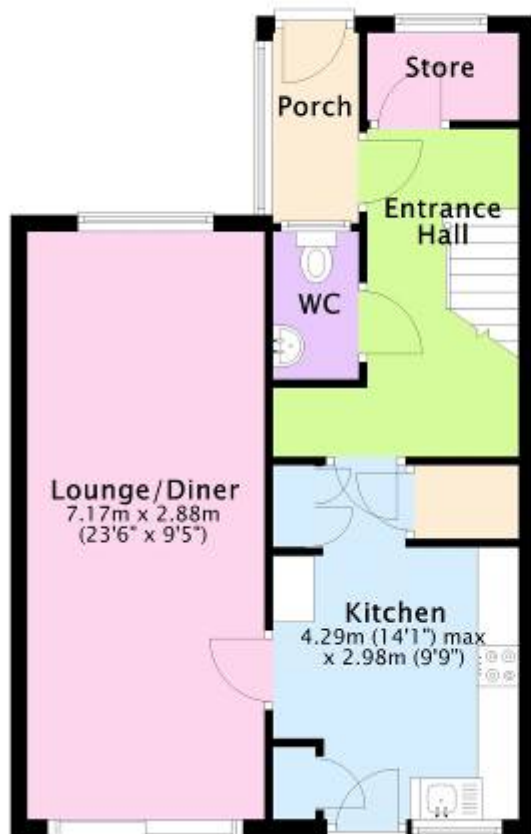


14 ENDFIELD ROAD, CHRISTCHURCH BH23 2HS



Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



**** THIS PROPERTY IS BEING SOLD ON BEHALF OF A CORPORATE CLIENT. It is marketed and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.**