

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

**15 BURFORD CLOSE
CHRISTCHURCH
BH23 2QF**

OIRO Price £600,000

Freehold



SITUATED IN A QUIET CUL-DE-SAC IN POPULAR WEST CHRISTCHURCH IS THIS SPACIOUS DETACHED TRADITIONAL BUNGALOW.

AT PRESENT THE ACCOMMODATION COMPRISES OF A WELCOMING ENTRANCE HALL, LOUNGE & OPEN PLAN DINING ROOM, 2 LARGE DOUBLE BEDROOMS, MODERN STYLE KITCHEN, SHOWER ROOM & SEPARATE W.C. ALONG WITH A GOOD SIZE CONSERVATORY.

THE PROPERTY COULD EASILY BE CONVERTED TO A 3 BEDROOM BUNGALOW WITH THE ADDITION OF A WALL BETWEEN THE LOUNGE & DINING ROOM, ALTHOUGH THERE IS TREMENDOUS SCOPE TO ENLARGE BY WAY OF A LOFT CONVERSION (stpp).

THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, AMPLE OFF ROAD PARKING, DETACHED GARAGE, ATTRACTIVE FRONT & REAR GARDENS & THE ADDED BONUS OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

HERE ARE LOCAL SHOPS AVAILABLE ALONG THE GROVE & CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY 1.5 MILES DISTANT WITH ITS ARRAY OF SHOPS, RESTAURANTS & BARS ALONG WITH THE MAINLINE RAILWAY STATION, BEAUTIFUL RIVERWIDE WALKS & MANY HISTORICAL LANDMARKS.

- **DETACHED TRADITIONAL BUNGALOW**
- **DECEPTIVELY SPACIOUS**
- **TWO DOUBLE BEDROOMS BUT COULD EASILY BE CONVERTED TO 3**
- **SPACIOUS LOUNGE/DINER**
- **NO FORWARD CHAIN**
- **ATTRACTIVE FRONT AND REAR GARDENS**
- **FEATURE CONSERVATORY**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **AMPLE OFF ROAD PARKING**
- **DETACHED GARAGE**
- **POPULAR CUL-DE SAC LOCATION**
- **MODERN STYLE BREAKFAST/KITCHEN**
- **SHOWER ROOM & SEPARATE W.C.**
- **TREMENDOUS SCOPE TO ENLARGE (STPP)**
- **VIEWING ADVISED**



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.





