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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

**4 CATHERINE WHEEL GARDENS
MARLOW DRIVE
CHRISTCHURCH
BH23 2UJ**

Price £285,000

Freehold



CONVENIENTLY LOCATED FOR LOCAL SHOPS, AMENITIES AND STUNNING WOODLAND WALKS IS THIS RETIREMENT COTTAGE SPECIFICALLY FOR THE OVER 60'S.

THE PROPERTY IS EXTREMELY WELL PRESENTED THROUGHOUT AND OFFERS ACCOMMODATION OF ENTRANCE PORCH, GOOD SIZE LOUNGE/DINER, INNER HALL, GROUND FLOOR W.C., MODERN KITCHEN, FIRST FLOOR LANDING, 2 DOUBLE BEDROOMS AND MODERN SHOWER ROOM.

THERE ARE MANY BENEFITS CONVEYED WITH THE COTTAGE INCLUDING IT'S OWN PRIVATE COURTYARD GARDEN, ELECTRIC HEATING, DOUBLE GLAZING, PARKING ON A FIRST COME FIRST SERVED BASIS, NO FORWARD CHAIN, AND AN ABUNDANCE OF BUILT IN STORAGE SPACES. THIS SELECT DEVELOPMENT IS IDEALLY SITUATED FOR ST CATHERINE'S HILL AND THERE ARE BUS ROUTES & EXCELLENT TRANSPORT LINKS NEARBY AND THE COMMUNITY HALL NEXT DOOR PROVIDING VARIOUS ACTIVITIES.

- **MODERN RETIREMENT COTTAGE**
- **2 DOUBLE BEDROOMS**
- **EXTREMELY WELL PRESENTED**
- **ELECTRIC HEATING AND DOUBLE GLAZING**
- **SELECT DEVELOPMENT FOR THE OVER 60'S**
- **NO FORWARD CHAIN**
- **IDEALLY LOCATED FOR LOCAL SHOPS AND BUS ROUTES**
- **STUNNING WOODLAND WALKS ONLY A STONES THROW AWAY**
- **PRIVATE CAR PARK**
- **ATTRACTIVE COMMUNAL GARDENS**
- **PRIVATE COURTYARD GARDEN**
- **AMPLE BUILT IN STORAGE SPACES**
- **MODERN KITCHEN**
- **DOWNSTAIRS W.C.**
- **MODERN SHOWER ROOM**
- **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.

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Website: www.michaeladam.co.uk

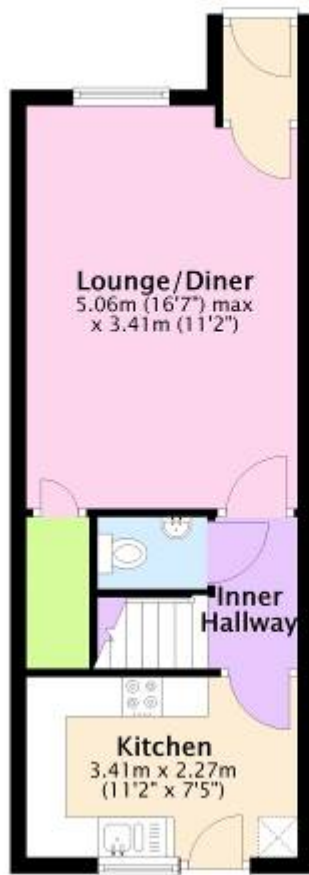
Email: post@michaeladam.co.uk

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Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



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