

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

**7 FLAMBARD AVENUE
CHRISTCHURCH
BH23 2NE**

Price £495,000

Freehold



A SUPERB OPPORTUNITY TO PURCHASE A DETACHED TRADITIONAL BUNGALOW WHICH OFFERS TREMENDOUS SCOPE FOR ENLARGEMENT BY WAY OF A REAR EXTENSION AND/OR LOFT CONVERSION (STPP).

THE PROPERTY CURRENTLY COMPRISES ENTRANCE HALL, 2 DOUBLE BEDROOMS, LOUNGE, BREAKFAST/KITCHEN, CONSERVATORY AND MODERN BATHROOM WITH SEPARATE W.C.

A FEW OF THE BENEFITS INCLUDED WITH THIS BUNGALOW INCLUDE OFF ROAD PARKING, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING WITH A RECENTLY UPGRADED GAS FIRED CENTRAL HEATING BOILER AND A LARGE GARDEN WHICH IS MAINLY LAID TO LAWN AND HAS VARIOUS STORAGE SHEDS, GREENHOUSE AND GARDEN POND.

CONVENIENTLY LOCATED FOR LOCAL SHOPS, AMENITIES AND CHRISTCHURCH HOSPITAL AND BEING WITHIN THE CATCHMENT AREA FOR INFANT, JUNIOR AND TWYNHAM SECONDARY SCHOOL. THIS COULD BE IDEAL FOR THOSE WISHING TO DOWNSIZE OR FOR THOSE WHO WOULD LIKE TO CREATE THEIR OWN BESPOKE FAMILY RESIDENCE.

- **DETACHED TRADITIONAL BUNGALOW**
- **LARGE GARDEN**
- **2 DOUBLE BEDROOMS**
- **TREMENDOUS SCOPE FOR ENLARGEMENT (STPP)**
- **LOUNGE AND CONSERVATORY**
- **BREAKFAST/KITCHEN**
- **MODERN BATHROOM**
- **SEPARATE W.C.**
- **GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **TWYNHAM CATCHMENTS**
- **CONVENIENT FOR 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.

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