

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

**I STROUD PARK AVENUE
CHRISTCHURCH
BH23 3HQ**

Offers over Price £380,000

Freehold



BARGAIN WITH POTENTIAL/BUILDER DEVELOPER OPPORTUNITY

A RARE CHANCE TO SECURE A GENEROUSLY SIZED 3 – 4 BEDROOM CHALET-STYLE BUNGALOW IN A SOUGHT AFTER CHRISTCHURCH LOCATION AT A GENUINE PROJECT PRICE. (ONLY 5 PROPERTIES SOLD IN THIS STREET IN 6 YEARS).

NOW LISTED AT OFFERS OVER £380,000 TO REFLECT THE NEED FOR A NEW KITCHEN & BATHROOM, THIS PROPERTY IS IDEAL FOR BUILDERS, RENOVATORS, OR ANYONE LOOKING FOR A DOER-UPPER WITH SERIOUS POTENTIAL

- **DETACHED CHALET STYLE BUNGALOW**
- **FLEXIBLE 3 – 4 BEDROOMS LAYOUT**
- **LARGE REAR GARDEN WITH DECKING, CONSERVATORY AND OUTBUILDINGS**
- **QUIET RESIDENTIAL ROAD CLOSE TO MUDEFORD & AVON BEACH**
- **GOOD SCHOOL CATCHMENT AND LOCAL AMENITIES**
- **ONE MILE WALK TO CHRISTCHURCH TOWN CENTRE**
- **SCOPE TO RECONFIGURE, EXTEND OR MODERNISE (STPP)**
- **WOULD BENEFIT FROM A DORMER OR THE LOFT TO BE ADJUSTED & POSSIBLE ADD A SIMPLE REAR GABLE TO REAR GABLE ROOF, FORMING AN INSTANT EXTRA DOUBLE BEDROOM**
- **PERFECT FOR ADDING VALUE AND CREATING A BESPOKE HOME**
- **GENUINE QUICK RESALE OPPORTUNITY**
- **NO FORWARD CHAIN INSTANT PURCHASE ADVANTAGE**
- **PRICED FOR A QUICK SALE – OPPORTUNITIES OF THIS SIZE AND LOCATION RARELY COME UP TO THIS LEVEL.**

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.

Please note the external photographs have been enhanced digitally to show a sunny sky.

1 STROUD PARK AVENUE, CHRISTCHURCH BH23 3HQ



1 STROUD PARK AVENUE, CHRISTCHURCH BH23 3HQ



1 STROUD PARK AVENUE, CHRISTCHURCH BH23 3HQ



Ground Floor

Approx. 74.6 sq. metres (802.5 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)

