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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

**11 KINGS AVENUE
CHRISTCHURCH
BH23 1LZ**

Price £465,000

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND TWYNHAM SECONDARY SCHOOL IS THIS WELL PRESENTED AND SPACIOUS EXTENDED FAMILY HOME.

THIS ATTRACTIVE SEMI DETACHED HOUSE HAS ACCOMMODATION COMPRISING ENTRANCE PORCH, ENTRANCE HALL, GROUND FLOOR W.C., LOUNGE/DINER, MODERN DINING/KITCHEN, MUSIC ROOM/BEDROOM 4 AND TO THE FIRST FLOOR THERE ARE 3 FURTHER BEDROOMS AND RECENTLY RENEWED SHOWER ROOM.

EXTERNALLY TO THE FRONT IS A BRICK PAVIA PARKING AREA FOR 2 CARS & TO THE REAR THE GARDEN IS MAINLY LAID FOR EASE OF MAINTENANCE WITH PAVED PATIO AREA & ARTIFICIAL LAWN, A FEATURE SUMMER HOUSE WITH POWER & A TIMBER STORAGE SHED.

THE PROPERTY BENEFITS FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS & BEING WITHIN EASY REACH OF BEAUTIFUL RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR & A 10 MINUTE WALK TO CHRISTCHURCH TOWN CENTRE.

11 KINGS AVENUE, CHRISTCHURCH BH23 1LZ

- **EXTENDED SEMI DETACHED FAMILY HOME**
- **3 – 4 BEDROOMS**
- **GOOD SIZE LOUNGE/DINER**
- **MODERN DINING/KITCHEN**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING FOR 2 CARS**
- **WELL PRESENTED THROUGHOUT**
- **FEATURE DUAL FUEL FIRE IN LOUNGE**
- **ATTRACTIVE SUMMER HOUSE**
- **EASY TO MAINTAIN GARDENS**
- **RECENTLY RENEWED SHOWER ROOM**
- **TWNHAM CATCHMENT**
- **WITHIN WALKING DISTANCE TO TOWN CENTRE**
- **CLOSE TO TUCKTON TEA GARDENS AND WALKS ALONG THE RIVER STOUR**



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.

AGENTS NOTE: Under the Estate Agents Act we have to make you aware that the partners in Michael Adam Estate Agents have a vested interest in this property.

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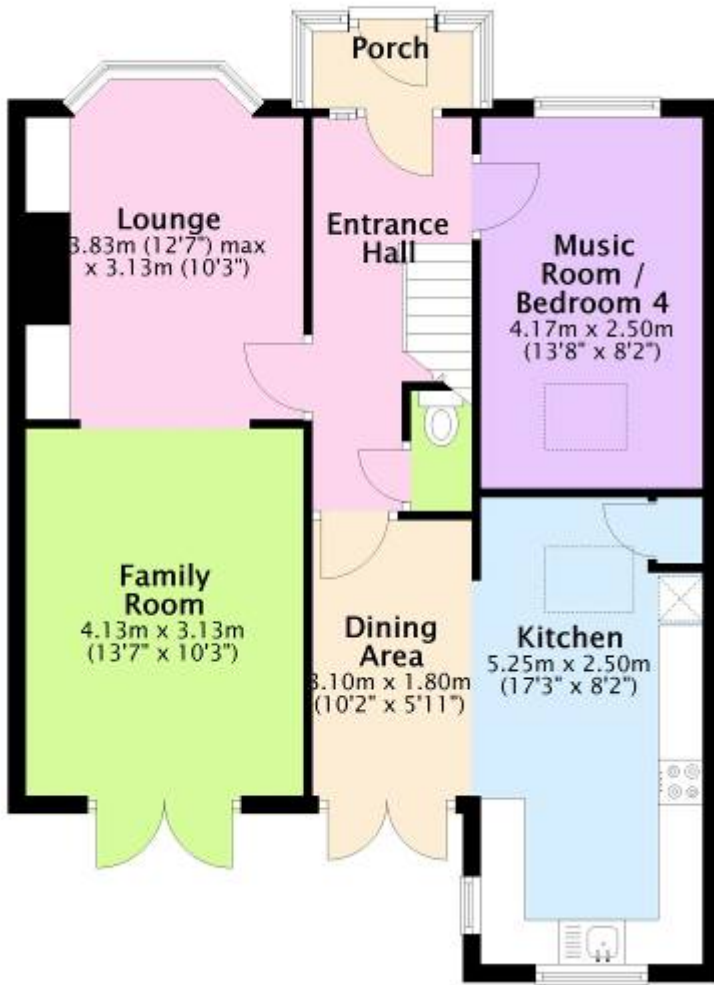


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Ground Floor

Approx. 64.9 sq. metres (698.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)

