

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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**MICHAEL ADAM**

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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**

**49 FAIRMILE ROAD  
CHRISTCHURCH  
BH23 2LA**

**Price £350,000**

Freehold



***THIS IS AN EXTREMELY WELL PRESENTED FAMILY HOME WHICH HAS RECENTLY UNDERGONE WORKS OF IMPROVEMETS AND OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION.***

***TO THE GROUND FLOOR OF THE PROPERTY IS THE ENTRANCE HALL, MODERN SHOWER ROOM, ATTRACTIVE LOUNGE WITH FEATURE LOG BURNER AND A MODERN CONTEMPORARY DINING/KITCHEN.***

***TO THE FIRST FLOOR THERE IS THE LANDING, 3 WELL PROPORTIONED BEDROOMS AND MODERN BATHROOM.***

***THIS LOVELY FAMILY HOME IS SITUATED WITHIN EASY REACH OF CHRISTCHURCH TOWN CENTRE, MAINLINE TRAIN STATION AND IS ALSO WITHIN TWYNHAM SCHOOLS CATCHMENTS FOR INFANTS, JUNIORS & SENIORS.***

***FURTHER BENEFITS INCLUDE EASY TO MAINTAIN, NEW LAWNED GARDEN, OFF ROAD PARKING FOR 2 CARS, GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING.***

***WE FEEL THIS PROPERTY IS COMPETETIVELY PRICED FOR THE LOCATION AND ACCOMMODATION ON OFFER.***

**49 FAIRMILE ROAD, CHRISTCHURCH BH23 2LA**

- SEMI DETACHED FAMILY HOME
- 3 WELL PROPORTIONED BEDROOMS
- ATTRACTIVE LOUNGE WITH FEATURE FIRE
- MODERN CONTEMPORARY DINING/KITCHEN
- OFF ROAD PARKING FOR 2 CARS
- EASY TO MAINTAIN GARDENS
- WELL PRESENTED THROUGHOUT
- IMPROVEMENTS RECENTLY MADE
- MODERN BATHROOM & GROUND FLOOR SHOWER ROOM
- CLOSE TO TOWN CENTRE
- CLOSE TO RAILWAY STATION
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- TWYNHAM CATCHMENTS
- 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:**

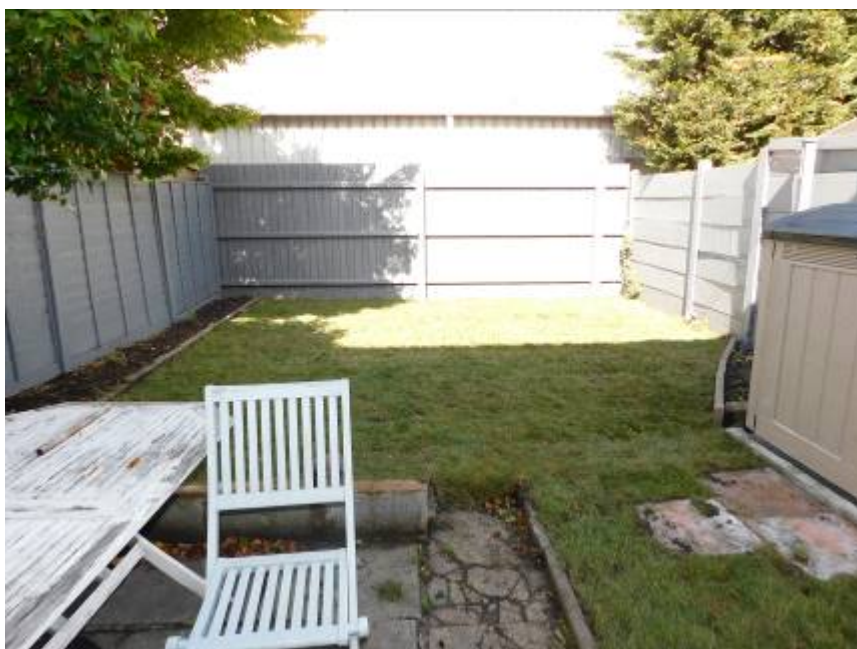
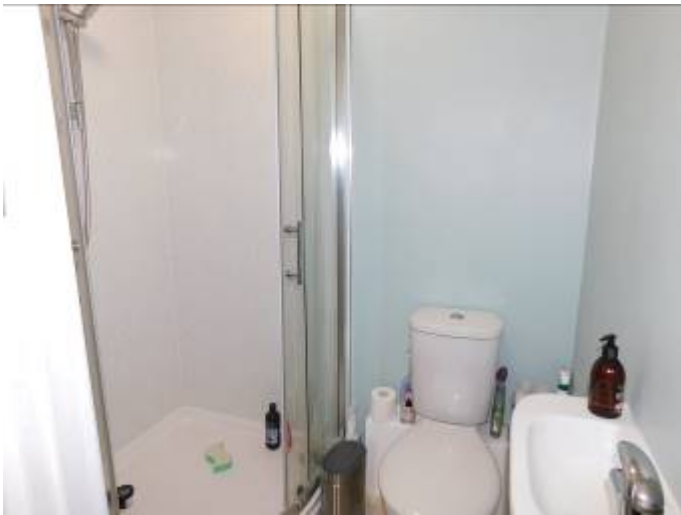
**MONEY LAUNDERING REGULATIONS** – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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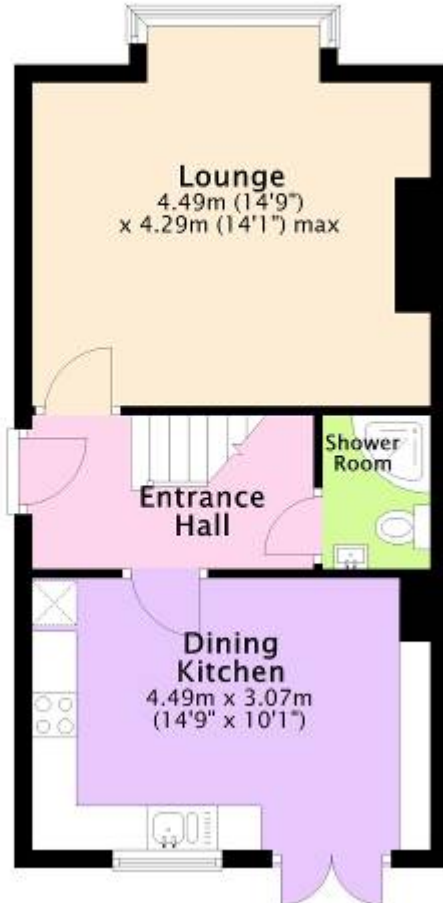
**49 FAIRMILE ROAD, CHRISTCHURCH BH23 2LA**



**49 FAIRMILE ROAD, CHRISTCHURCH BH23 2LA**

**Ground Floor**

Approx. 40.1 sq. metres (431.9 sq. feet)



**First Floor**

Approx. 40.3 sq. metres (433.4 sq. feet)

