

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

**9 DENNISTOUN AVENUE
MUDEFORD
CHRISTCHURCH
BH23 3QL**

Price OIEO £500,000

Freehold



SITUATED WITHIN EASY REACH OF LOCAL SHOPS, AMENITIES, MUDEFORD QUAY AND AVON BEACH IS THIS EXTREMELY WELL PRESENTED DETACHED TRADITIONAL BUNGALOW.

THE PROPERTY HAS ACCOMMODATION COMPRISING ATTRACTIVE ENTRANCE HALL, SUPERB OPEN PLAN LIVING/DINING/KITCHEN, 3 GOOD SIZE BEDROOMS AND FAMILY SHOWER ROOM.

IT HAS BEEN EXTENDED TO THE REAR BY THE CURRENT OWNERS CREATING THE LARGE LIVING AREA AND HAVING BI-FOLD DOORS ONTO THE LAWNED REAR GARDEN WHICH HAS A WESTERLY ASPECT.

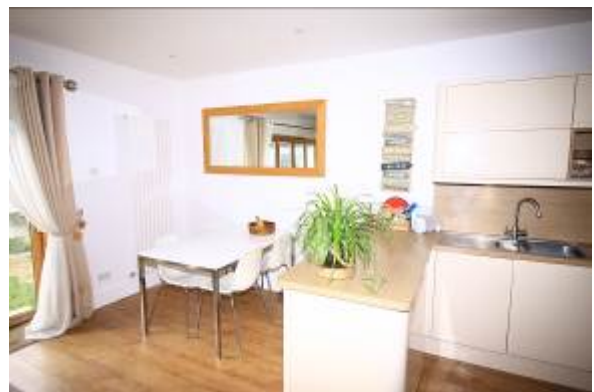
BENEFITS CONVEYED WITH THE PROPERTY INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, DRIVEWAY PROVIDING OFF ROAD PARKING, DETACHED GARAGE AND FURTHER SCOPE TO ENLARGE BY WAY OF A LOFT CONVERSION (stpp).

WE STRONGLY ADVISE AN EARLY INTERNAL INSPECTION TO FULLY APPRECIATE THE ACCOMMODATION ON OFFER.

- **DETACHED TRADITIONAL BUNGALOW**
- **3 BEDROOMS**
- **SUPERB OPEN PLAN
LIVING/DINING/KITCHEN**
- **ATTRACTIVE ENTRANCE HALL**
- **GOOD SIZE WESTERLY FACING REAR
GARDEN**
- **WELL PRESENTED THROUGHOUT**
- **DRIVEWAY PROVIDING OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **DETACHED GARAGE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **FURTHER SCOPE TO ENLARGE**
- **POPULAR LOCATION**
- **CLOSE TO MUDEFORD QUAY AND AVON
BEACH**
- **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.



9 DENNISTOUN AVENUE, MUDEFORD, CHRISTCHURCH BH23 3QL



9 DENNISTOUN AVENUE, MUDEFORD, CHRISTCHURCH BH23 3QL



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.