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naea propertymark
PROTECTED

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

**243 FAIRMILE ROAD
CHRISTCHURCH
BH23 2LQ**

Price £525,000

Freehold



A CHARACTERFUL AND ATTRACTIVE DOUBLE FRONTED DETACHED FAMILY RESIDENCE SITUATED WITHIN EASY WALKING DISTANCE OF LOCAL SHOPS AND BEAUTIFUL WOODLAND WALKS ON ST CATHERINES HILL.

**THIS SPACIOUS HOME HAS ACCOMMODATION COMPRISING ENTRANCE HALL, SITTING ROOM, DINING ROOM/BEDROOM 4, GARDEN ROOM (LOUNGE WITH LOG BURNER), GOOD SIZE KITCHEN AND W.C.
TO THE GROUND FLOOR.**

THE ATTRACTIVE STAIRCASE LEADS TO THE LANDING ON THE FIRST FLOOR WHERE THERE ARE 3 FURTHER WELL PROPORTIONED BEDROOMS (1 WITH EN-SUITE SHOWER ROOM) AND FAMILY BATHROOM.

THE PROPERTY OFFERS BENEFITS INCLUDING IN/OUT DRIVEWAY FOR OFF ROAD PARKING, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, LOVELY SECLUDED GARDEN TO THE REAR WITH SUMMER HOUSE AND STORAGE SHED, BOTH OF WHICH HAVE POWER AND LIGHTING AND BEING WITHIN THE TWYNHAM SCHOOLS CATCHMENT AREAS.

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

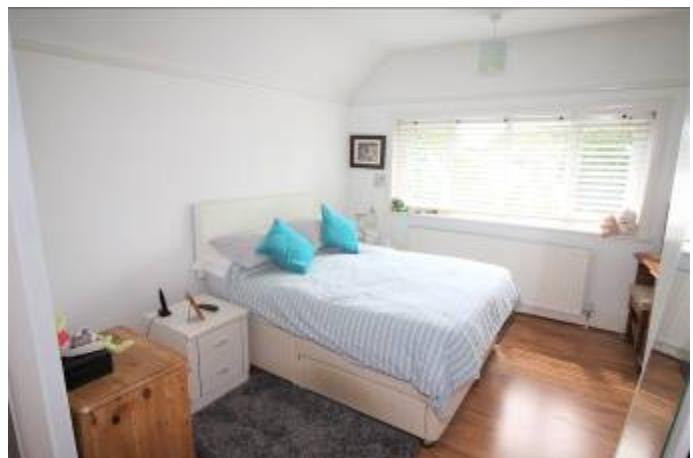
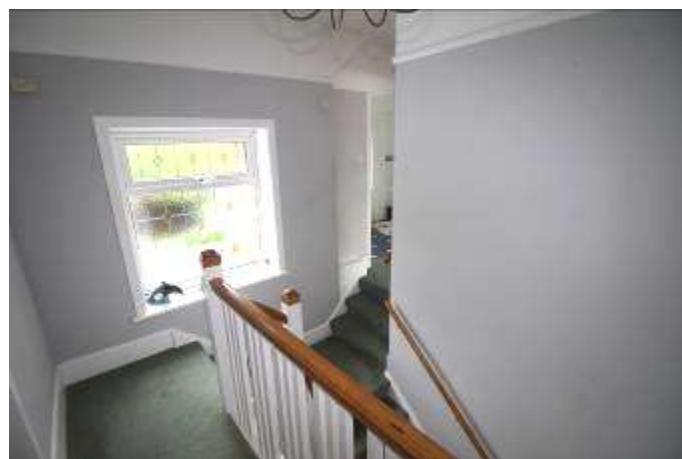
- **ATTRACTIVE DOUBLE FRONTED DETACHED RESIDENCE**
- **WELL PROPORTIONED ACCOMMODATION THROUGHOUT**
- **3 – 4 BEDROOMS**
- **2 – 3 RECEPTION ROOMS**
- **GROUND FLOOR CLOAKROOM**
- **2 BATH/SHOWER ROOMS (1 EN-SUITE)**
- **LOVELY SECLUDED GARDENS**
- **IN OUT DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **WELCOMING ENTRANCE HALL**
- **CLOSE TO LOCAL SHOPS**
- **TWYNHAM SCHOOL CATCHMENTS**
- **STUNNING WOODLAND WALKS NEARBY**
- **VIEWING ADVISED**
- **WEST CHRSITCHURCH LOCATION**



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.

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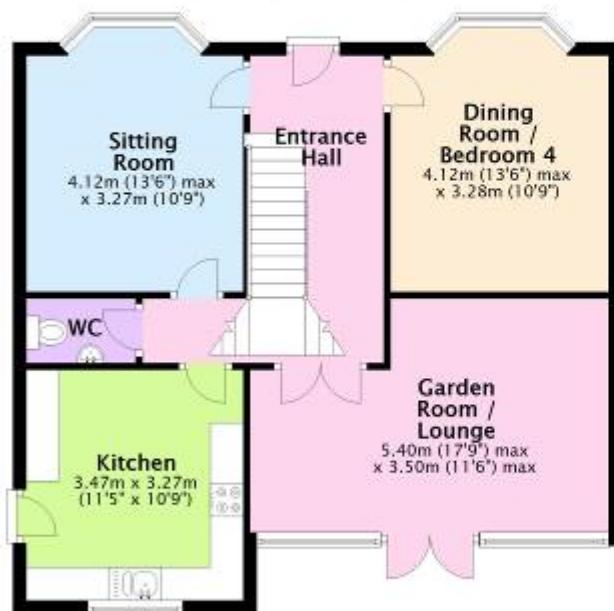
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Ground Floor

Approx. 66.7 sq. metres (718.4 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.4 sq. feet)

