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BH23 2LQ

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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

**1 BOSLEY CLOSE
CHRISTCHURCH
BH23 2HQ**

Price £525,000

Freehold



SITUATED IN THE EVER POPULAR RESIDENTIAL DISTRICT OF WEST CHRISTCHURCH IS THIS EXCEPTIONALLY WELL PRESENTED DETACHED BUNGALOW WHICH HAS RECENTLY UNDERGONE A PROGRAM OF WORKS OF IMPROVEMENT AND EXTENSION.

THE ACCOMMODATION COMPRISES ENTRANCE HALL, GOOD SIZE LOUNGE/DINER, RECENTLY FITTED NEW KITCHEN LEADING INTO THE EXTENDED LIVING/FAMILY/DINING ROOM CREATING A SUPERB ENTERTAINING SPACE, 3 BEDROOMS AND RENEWED SHOWER ROOM, WITH 2ND SEPARATE W.C., ALL DECORATED TO A HIGH STANDARD.

EXTERNALLY THERE IS A DRIVEWAY PROVIDING OFF ROAD PARKING WHICH LEADS TO THE GARAGE WITH STORAGE ROOM AT THE REAR.

THE REMAINDER OF THE FRONT IS OF AN OPEN PLAN STYLE AND LAID TO LAWN. THE REAR GARDEN IS OF A VERY GOOD SIZE OFFERING AN EXCELLENT DEGREE OF PRIVACY HAVING WALLED BOUNDARIES TO THE MOST PART.

MANY BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING IN A POPULAR CUL-DE-SAC, CLOSE TO LOCAL SHOPS AND AMENITIES AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

1 BOSLEY CLOSE, CHRISTCHURCH BH23 2HQ

- **DETACHED EXTENDED TRADITIONAL BUNGALOW**
- **3 BEDROOMS**
- **MODERN SHOWER ROOM**
- **SEPARATE 2ND W.C.**
- **GOOD SIZE LOUNGE/DINER**
- **RECENTLY FITTED NEW KITCHEN**
- **OPEN PLAN LIVING/FAMILY/DINING ROOM**
- **WELL PROPORTIONED REAR GARDEN**
- **OFF ROAD PARKING AND GARAGE**
- **WELL PRESENTED THROUGHOUT**
- **ENGINEERED WOOD FLOORING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **NO FORWARD CHAIN**
- **MUST BE VIEWED TO FULLY APPRECIATE**



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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Ground Floor

Approx. 87.9 sq. metres (946.6 sq. feet)

