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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

**11 LODGE ROAD
CHRISTCHURCH
BH23 2ET**

Guide Price £425,000 - £435,000

Freehold



A CHARACTERFUL SEMI DETACHED FAMILY HOME SITUATED IN THE WEST SIDE OF CHRISTCHURCH, BEING CLOSE TO LOCAL SHOPS AND AMENITIES.

THE PROPERTY OFFERS SLIGHTLY QUIRKY (IN A GOOD WAY) ACCOMMODATION TO INCLUDE ENTRANCE PORCH, HALL, LOUNGE, DINING ROOM WHICH IS OPEN PLAN TO THE KITCHEN AREA AND A 2ND LOUNGE TO THE REAR, WHICH COULD BE UTILISED AS A 4TH BEDROOM AS IT HAS AN EN-SUITE SHOWER ROOM.

TO THE FIRST FLOOR IS THE LANDING, 2 BEDROOMS BOTH WITH FITTED STORAGE AND FAMILY BATHROOM AND THEN TO THE 2ND FLOOR IS BEDROOM 3.

THIS FAMILY HOME OFFERS BENEFITS INCLUDING A GOOD SIZED REAR GARDEN WITH A SOUTH WESTERLY ASPECT, OFF ROAD PARKING TO THE FRONT, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND BEING WITHIN THE TWYNHAM SCHOOL CATCHMENT AREA.

LOVELY RIVERSIDE WALKS ARE NEARBY, AWARD WINNING SANDY BEACHES ARE ONLY A SHORT DRIVE AWAY AS IS THE COMPREHENSIVE RETAIL PARK ON CASTLE LANE. CHRISTCHURCH TOWN CENTRE WITH IT'S POPULAR HIGH STREET, MAINLINE TRAIN STATION AND MANY HISTORICAL LANDMARKS IS APPROXIMATELY THREE QUARTERS OF A MILE AWAY.

11 LODGE ROAD, CHRISTCHURCH BH23 2ET

- **CHARACTER SEMI DETACHED HOUSE**
- **3 BEDROOMS**
- **3 RECEPTION ROOMS**
- **GROUND FLOOR SHOWER ROOM
AND FIRST FLOOR FAMILY
BATHROOM**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING FOR 2 CARS**
- **PRIVATE REAR GARDEN WITH SOUTH
WESTERLY ASPECT**
- **MODERN KITCHEN AND BATHROOMS**
- **TWYNHAM CATCHMENT**
- **CLOSE TO LOCAL SHOPS**
- **CHRISTCHURCH TOWN CENTRE
APPROXIMATELY THREE QUARTERS
OF A MILE**
- **BUILT IN STORAGE TO BEDROOM 1 & 2**



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:

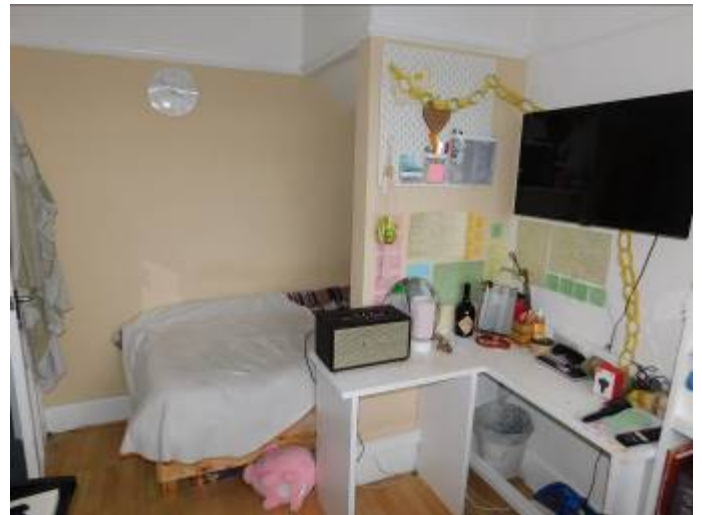
MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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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