

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

**16 EMILY CLOSE
CHRISTCHURCH
BH23 2NN**

Price £550,000

Freehold



A BEAUTIFULLY PRESENTED FAMILY RESIDENCE SITUATED WITHIN THE CATCHMENT AREAS FOR TWYNHAM INFANTS, JUNIORS AND SECONDARY SCHOOLS.

THE PROPERTY HAS BEEN LOVINGLY MAINTAINED BY THE CURRENT OWNERS & COMPRISES ENTRANCE PORCH, HALLWAY, SPACIOUS LOUNGE/DINER, CONSERVATORY, SUPERB DINING KITCHEN, FIRST FLOOR LANDING, 3 GOOD SIZED BEDROOMS & A LUXURIOUS FAMILY BATHROOM. EXTERNALLY THE FRONT GARDEN IS OPEN PLAN WITH LAWN & A DOUBLE WIDTH DRIVEWAY LEADS TO THE TWIN GARAGES.

A GATE TO THE SIDE LEADS THROUGH TO THE REAR GARDEN WHICH IS A TRUE FEATURE OF THIS DELIGHTFUL HOME & HAS BEEN SUPERBLY MAINTAINED WITH WELL TENDED LAWN, FEATURE POND, SEATING AREAS & AN ABUNDANCE OF ATTRACTIVE FLOWERS, BUSHES AND SHRUBS.

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

- **BEAUTIFULLY PRESENTED FAMILY HOME**
- **3 GOOD SIZE BEDROOMS**
- **AMPLE OFF ROAD PARKING**
- **TWIN GARAGES**
- **NO FORWARD CHAIN**
- **SUPERB DINING/KITCHEN**
- **SPACIOUS LOUNGE**
- **FEATURE CONSERVATORY**
- **LUXURIOUS BATHROOM**
- **HIGHLY ATTRACTIVE LARGE REAR GARDEN**
- **TREMENDOUS SCOPE TO ENLARGE IF NEEDED (STPP)**
- **TWYNHAM CATCHMENT**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **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.

16 EMILY CLOSE, CHRISTCHURCH BH23 2NN



Website: www.michaeladam.co.uk

Email: post@michaeladam.co.uk

16 EMILY CLOSE, CHRISTCHURCH BH23 2NN



16 EMILY CLOSE, CHRISTCHURCH BH23 2NN



16 EMILY CLOSE, CHRISTCHURCH BH23 2NN

