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Dorset  
BH23 2LQ  
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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**

**61 RIMBURY WAY  
CHRISTCHURCH  
BH23 2RQ**

**Price £450,000**

Freehold



***SITUATED AS THE VERY END OF A CUL-DE-SAC AND BEING ADJACENT TO A RECREATION AREA IS THIS BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME.***

***THE PROPERTY HAS ACCOMMODATION COMPRISING ENTRANCE HALL, SPACIOUS LOUNGE, SEPARATE DINING ROOM, RECENTLY RENEWED CONTEMPORARY KITCHEN, FEATURE CONSERVATORY, FIRST FLOOR LANDING, 3 WELL PROPORTIONED BEDROOMS AND MODERN SHOWER ROOM.***

***EXTERNALLY THE FRONT GARDEN IS MAINLY LAWNED WITH MATURE HEDGEROW BORDERS, NEXT TO THIS IS THE OFF ROAD PARKING AND GARAGE.***

***THE REAR GARDEN OFFERS AN EXCELLENT DEGREE OF PRIVACY AND SECLUSION, WITH SEATING AREAS AND ORNAMENTAL LAWN.***

***THERE ARE PLEASANT WALKS ALONG THE RIVER AVON NEARBY AND FURTHER BENEFITS OF GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING.***

***CHRISTCHURCH TOWN CENTRE IS APPROXIMATELY HALF A MILE DISTANT WITH COMPREHENSIVE RANGE OF SHOPS, RESTAURANTS, BARS AND EATERIES ALONG WITH MANY HISTORICAL FEATURES AND LANDMARKS.***

**61 RIMBURY WAY, CHRISTCHURCH BH23 2RQ**

- **MODERN SEMI DETACHED HOUSE**
- **LOCATED IN QUIET CUL-DE-SAC**
- **CLOSE TO LOCAL AMENITIES**
- **3 BEDROOMS**
- **LOUNGE AND SEPARATE DINING ROOM**
- **RECENTLY UPDATED CONTEMPORARY KITCHEN**
- **CONSERVATORY**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING AND GARAGE**
- **MODERN SHOWER ROOM**
- **ATTRACTIVE EASY TO MAINTAIN GARDENS**
- **ADJACENT TO RECREATION AREA**
- **RIVER WALKS NEARBY**



**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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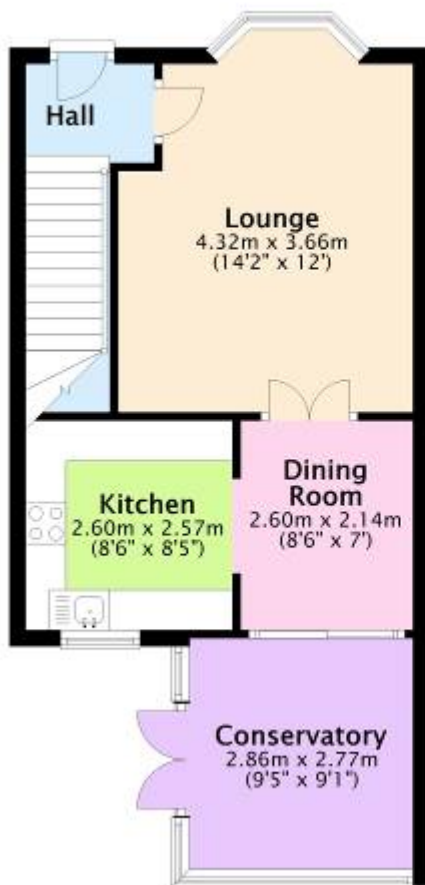


**61 RIMBURY WAY, CHRISTCHURCH BH23 2RQ**



**Ground Floor**

Approx. 42.1 sq. metres (452.9 sq. feet)



**First Floor**

Approx. 32.6 sq. metres (350.8 sq. feet)

