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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

**6 BRANWELL CLOSE
CHRISTCHURCH
BH23 2NP**

Price £415,000

Freehold



SITUATED WITHIN THE CATCHMENT AREAS FOR TWYNHAM INFANTS, JUNIORS AND SECONDARY SCHOOLS IS THIS EXTENDED SEMI DETACHED FAMILY HOME.

THE PROPERTY HAS EXTREMELY WELL PRESENTED ACCOMMODATION WHICH COMPRISES ENTRANCE PORCH, GROUND FLOOR CLOAKS, INNER HALL, 'L' SHAPED LOUNGE/DINER, MODERN KITCHEN AND FEATURE CONSERVATORY TO THE GROUND FLOOR. THEN TO THE FIRST FLOOR IS THE LANDING, 3 SPACIOUS BEDROOMS AND MODERN RECENTLY UPDATED SHOWER ROOM.

EXTERNALLY THERE IS OFF ROAD PARKING FOR 2 VEHICLES AT THE FRONT WHICH LEAD TO THE INTEGRAL GARAGE AND TO THE REAR IS AN ATTRACTIVE GARDEN WITH LAWN, FEATURE POND AND SEATING AREAS.

BENEFITTING FROM NO FORWARD CHAIN, DOUBLE GLAZING, GAS FIRED CENTRAL HEATING. THIS REALLY IS A LOVELY FAMILY HOME.

6 BRANWELL CLOSE, CHRISTCHURCH BH23 2NP

- MODERN SEMI DETACHED HOUSE
- 3 SPACIOUS BEDROOMS
- FEATURE CONSERVATORY
- 'L' SHAPED LOUNGE/DINER
- MODERN KITCHEN AND SHOWER ROOM
- GROUND FLOOR CLOAKS
- ATTRACTIVE GARDEN
- NO FORWARD CHAIN
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- OFF ROAD PARKING
- INTEGRAL GARAGE
- TWYNHAM CATCHMENT
- CLOSE TO LOCAL SHOPS AND HOSPITAL
- WELL PRESENTED THROUGHOUT
- IDEAL FAMILY HOME
- 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.

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