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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

**43 JUMPERS AVENUE
CHRISTCHURCH
BH23 2ER**

OIEO Price £300,000

Leasehold



A TRULY SPACIOUS GROUND FLOOR APARTMENT WITH IT'S OWN PRIVATE ENTRANCE & ATTRACTIVE REAR GARDEN.

THE PROPERTY COMPRISES OF ENTRANCE PORCH, ENTRANCE HALL, 2 DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES, SHOWER ROOM, SEPARATE 2ND W.C. & A LARGE 28FT LONG LOUNGE/DINER WHICH LEADS INTO THE SPACIOUS KITCHEN, ALL IN ALL EQUATING TO NEARLY 900 SQUARE FEET OF LIVING SPACE.

IT BOASTS MANY BENEFITS INCLUDING GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, NO FORWARD CHAIN & WAS UPGRADED WITH MANY BESPOKE FEATURES MAKING THE PROPERTY SUITABLE FOR WHEELCHAIR USERS.

THE REAR GARDEN IS ACCESSED FROM THE DINING AREA & IS MAINLY LAID TO HARD LANDSCAPING FOR EASE OF MAINTENANCE & OFFERS A COMFORTABLE SPACE TO SIT AND RELAX.

A FURTHER BENEFIT WILL INCLUDE A BRAND NEW LEASE & THERE IS POTENTIAL TO CREATE OFF ROAD PARKING IN THE FRONT.

AN INTERNALY INSPECTION IS STRONGLY ADVISED TO APPRECIATE THIS SPACIOUS APARTMENT.

43 JUMPERS AVENUE, CHRISTCHURCH BH23 2ER

- **OWN PRIVATE ENTRANCE**
- **NO FORWARD CHAIN**
- **2 DOUBLE BEDROOMS**
- **28FT LONG LOUNGE/DINER**
- **LARGE KITCHEN**
- **MANY BESPOKE FEATURES**
- **PRIVATE REAR GARDEN**
- **NEW LEASE**
- **POTENTIAL FOR OFF ROAD
PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **TWYNHAM CATCHMENT**
- **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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Ground Floor

Approx. 78.8 sq. metres (848.1 sq. feet)

