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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**

**35 WELLESLEY AVENUE  
PRINCES PARK - MUDEFORD  
BH23 4SU**

**OIRO Price £285,000**

Freehold



***IDEAL FIRST TIME BUY OR 2<sup>ND</sup> HOME. THIS ATTRACTIVE, MODERN MID TERRACE HOUSE SITUATED WITHIN EASY REACH OF THE SAINSBURY'S SUPER MARKET, MUDEFORD QUAY, BEAUTIFUL BEACHES AND BETWIXT THE CENTRES OF CHRISTCHURCH AND HIGHCLIFFE.***

***IT OFFERS WELL PROPORTIONED ACCOMMODATION INCLUDING ENCLOSED PORCH, 'L' SHAPED LOUNGE/DINER, CONSERVATORY, MODERN KITCHEN, FIRST FLOOR LANDING, MODERN SHOWER ROOM AND A LARGE DOUBLE BEDROOM WITH BUILT IN WARDROBES.***

***THE PROPERTY OFFERS BENEFITS INCLUDING DOUBLE GLAZING, MODERN ELECTRIC RADIATORS, ATTRACTIVE REAR GARDEN, GARAGE IN A NEARBY BLOCK AND THE ADDED ADVANTAGE OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

***AN EARLY INTERNAL INSPECTION IS STRONGLY ADVISED TO APPRECIATE WHAT THIS HOME HAS TO OFFER.***

- **MID TERRACE HOUSE**
- **POPULAR LOCATION**
- **LARGE DOUBLE BEDROOM**
- **MODERN SHOWER ROOM AND KITCHEN**
- **DOUBLE GLAZING**
- **ELECTRIC RADIATORS**
- **SPACIOUS LOUNGE/DINER**
- **FEATURE CONSERVATORY**
- **ATTRACTIVE REAR GARDEN**
- **CLOSE TO LOCAL SHOPS AND STUNNING BEACHES**
- **NO FORWARD CHAIN**
- **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.

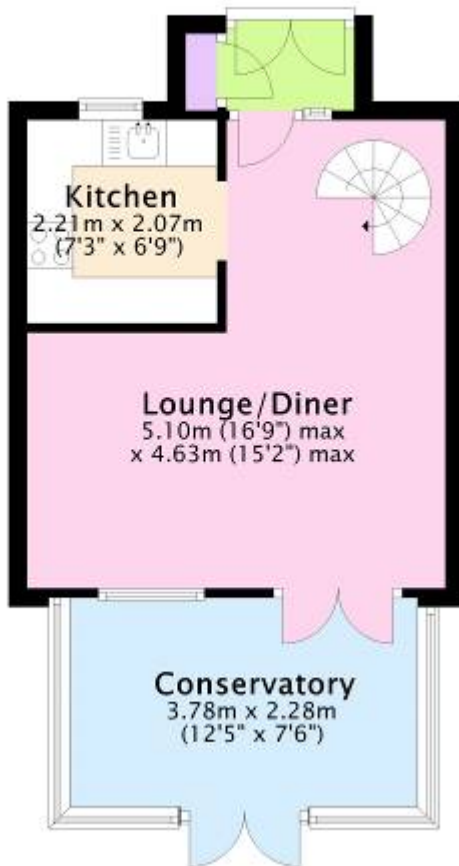
**35 WELLESLEY AVENUE, PRINCES PARK, MUDEFORD, CHRISTCHURCH BH23 4SU**





### Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



### First Floor

Approx. 23.2 sq. metres (249.6 sq. feet)

