

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**

**40 ELIZABETH AVENUE  
CHRISTCHURCH  
BH23 2DW**

**Price £445,000**

Freehold



***OFFERED FOR SALE WITH NO FORWARD CHAIN IS THIS DECEPTIVELY SPACIOUS EXTENDED SEMI DETACHED FAMILY HOME.***

***THE ACCOMMODATION IS LAID OUT OVER THREE FLOORS. TO THE GROUND FLOOR IS THE ENTRANCE HALL, GROUND FLOOR CLOAKROOM, MODERN SHOWER ROOM, LOUNGE, DINING ROOM AND GOOD SIZE KITCHEN/DINER WHICH ARE ALL INTERCONNECTED.***

***TO THE FIRST FLOOR IS THE LANDING, 3 BEDROOMS AND MODERN FAMILY BATHROOM AND TO THE 2<sup>ND</sup> FLOOR IS THE LOFT ROOM WHICH COULD EASILY BE UTILISED AS A GAMES ROOM, OCCASSIONAL BEDROOM OR TEENAGERS DEN.***

***EXTERNALLY THERE IS OFF ROAD PARKING TO THE FRONT WITH A SIDE ACCESS LEADING THROUGH TO A LARGE REAR GARDEN WHICH IS MAIPLY LAID TO LAWN WITH A LARGE TIMBER GARDEN CHALET/STORAGE UNIT, PART OF WHICH WAS PREVIOUSLY USED AS A PERSONAL BAR.***

***THERE ARE PLENTY OF BENEFITS CONVEYED WITH THIS PROPERTY, SOME OF WHICH ARE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, BEING WELL PRESENTED THROUGHOUT AND ALSO BEING WITHIN THE TWYNHAM SCHOOL CATCHMENT.***

**40 ELIZABETH AVENUE, CHRISTCHURCH BH23 2DW**

- **SPACIOUS SEMI DETACHED FAMILY HOME**
- **3 BEDROOMS PLUS LOFT ROOM**
- **2 RECEPTION AREAS**
- **GOOD SIZE MODERN DINING/KITCHEN**
- **LARGE GARDEN**
- **FIRST FLOOR BATHROOM AND GROUND FLOOR SHOWER ROOM**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **OFF ROAD PARKING**
- **NO FORWARD CHAIN**
- **TWYNHAM CATCHMENT**
- **CLOSE TO LOCAL SHPS AND AMENITIES**
- **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. 50.4 sq. metres (542.6 sq. feet)



**First Floor**

Approx. 38.5 sq. metres (414.8 sq. feet)



**Second Floor**

Approx. 13.0 sq. metres (140.1 sq. feet)

