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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

**81 HURN WAY
CHRISTCHURCH
BH23 2NY**

Price £525,000

Freehold



***SITUATED IN ONE OF WEST CHRISTCHURCH'S PREMIER ROADS IS THIS BEAUTIFULLY PRESENTED
DETACHED TRADITIONAL BUNGALOW.***

***THE PROPERTY HAS BEEN EXTENSIVELY REFURBISHED IN RECENT TIMES AND OFFERS COMFORTABLE
& ATTRACTIVE ACCOMMODATION THROUGHOUT.***

***THE ACCOMMODATION INCLUDES A WELCOMING ENTRANCE HALL, BAY FRONTED LOUNGE,
SEPARATE DINING ROOM WHICH IS OPEN PLAN TO THE DELIGHTFUL KITCHEN, SMALL UTILITY & W.C.
PLUS 2 DOUBLE BEDROOMS BOTH WITH BUILT IN WARDROBES & AN ATTRACTIVE FAMILY
BATHROOM WITH BOTH BATH & SHOWER.***

***JUST SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY INCLUDE AMPLE OFF ROAD PARKING,
DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
& A LOVELY GARDEN TO THE REAR WHICH OFFERS AN EXCELLENT DEGREE OF PRIVACY.***

***LOCAL SHOPS ARE AVAILABLE ON THE NEARBY ST CATHERINE'S HILL WHERE THERE ARE ALSO
STUNNING WOODLAND WALKS, LOCAL TRANSPORT LINKS ARE EASILY ACCESSIBLE & CHRISTCHURCH
TOWN CENTRE IS JUST UNDER 2 MILES DISTANT.***

- **DELIGHTFUL DETACHED BUNGALOW**
- **EXTENSIVELY REFURBISHED IN RECENT TIMES**
- **2 DOUBLE BEDROOMS**
- **IMPRESSIVE DINING/KITCHEN**
- **ATTRACTIVE FAMILY BATHROOM**
- **SEPARATE LOUNGE**
- **AMPLE OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **SEPARATE 2ND W.C.**
- **PRIVATE GARDEN**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **VIEWING STRONGLY 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. 77.2 sq. metres (831.4 sq. feet)

