

262 Fairmile Road, Christchurch, Dorset,
BH23 2LR

Guide Price **£650,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

A Deceptively Spacious Detached Bungalow

THIS DECEPTIVELY SPACIOUS DETACHED BUNGALOW BENEFITS FROM FLEXIBLE ACCOMMODATION, GENEROUS AMOUNT OF OFF ROAD PARKING AND A LARGE GARAGE/WORKSHOP.

262 Fairmile Road is an opportunity to purchase a substantial 5 bedroom detached bungalow offering flexible living.

The property is well situated within 2 miles of the historic Town Centre of Christchurch with its 11th Century Priory, Town Quay, and various shops, cafes, bars and restaurants. There are also a number of local neighbourhood shops nearby as well as regular bus services and Christchurch main line railway station to London, Waterloo.

The property is also situated within the Twynham School Catchment Area. A viewing comes highly recommended to appreciate the property's excellent location and size of the versatile accommodation.

The front door leads into a storm porch which takes you through to the entrance hall.

There are two generous double bedrooms located to the front of the property with bay window. Three further bedrooms are located on the ground floor one of which benefits from a shower-room ensuite and access to a conservatory. This could be used to create some self-contained accommodation or to operate a business from.

The main bathroom has a suite comprising of a bath, separate shower unit, wash hand basin & W.C.

From the entrance hall stairs lead to a useful loft room.

To the rear of the property there is a spacious and modern kitchen diner, The kitchen features a range of base and eye level units with plenty of space for appliances including an

American style fridge/freezer and range cooker. Double doors from the kitchen lead to a substantial living room. A conservatory is set to the rear of the property and leads out to a raised decked area which provides an ideal outdoor entertaining space.

The rest of the garden is mainly laid to lawn enjoying a southerly aspect.

To the front of the property there is a large area of off road parking which continues down the side of the house leading to a sizeable garage and workshop.

TENURE: FREEHOLD
COUNCIL TAX BAND: F



KEY POINTS

- DECEPTIVELY SPACIOUS
- DETACHED BUNGALOW
- FLEXIBLE ACCOMMODATION
- OFF ROAD PARKING
- LARGE GARAGE/WORKSHOP
- TWYNHAM SCHOOL CATCH.



THE PROPERTY PROFESSIONALS

Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP
 01202 474202 | enquiries@sladeschristchurch.co.uk
 Website www.sladeshomes.co.uk

