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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

**14 RIVERLEA ROAD
CHRISTCHURCH
BH23 1JQ**

Price £369,950

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE THIS SEMI DETACHED HOUSE IS NOW BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.

THE PROPERTY HAS ACCOMMODATION COMPRISING ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, EXTENDED KITCHEN, FIRST FLOOR LANDING, 3 BEDROOMS AND FAMILY BATHROOM.

SOME OF THE BENEFITS CONVEYED WITH THE PROPERTY ARE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, GARAGE/STORE, GOOD SIZED GARDEN AND BEING LOCATED IN A NO-THROUGH ROAD.

AS WELL AS BEING CLOSE TO THE TOWN CENTRE OF CHRISTCHURCH THIS FAMILY HOME IS ALSO WITHIN EASY REACH OF LOCAL SHOPS, BEAUTIFUL RIVERSIDE WALKS AT TUCKTON, THE MAINLINE TRAIN STATION AND TWYNHAM SECONDARY SCHOOL.

WHILST THE PROPERTY WOULD BENEFIT FROM SOME GENERAL UPDATING IT HAS BEEN WELL CARED FOR BY THE CURRENT OWNERS AND WILL MAKE SOMEONE A LOVELY FAMILY HOME.

14 RIVERLEA ROAD, CHRISTCHURCH BH23 1QJ

- **3 BEDROOMS**
- **SEMI DETACHED FAMILY HOME**
- **DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **CLOSE TO TOWN CENTRE**
- **OFF ROAD PARKING**
- **GARAGE/STORE**
- **GOOD SIZE GARDEN**
- **2 RECEPTION ROOMS**
- **EXTENDED MODERN STYLE KITCHEN**
- **TWYNHAM SCHOOL CATCHMENT**
- **LOCAL SHOPS WITHIN EASY REACH**
- **POPULAR LOCATION**
- **NO FORWARD CHAIN**
- **BEAUTIFULY RIVERSIDE WALKS NEARBY**



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.

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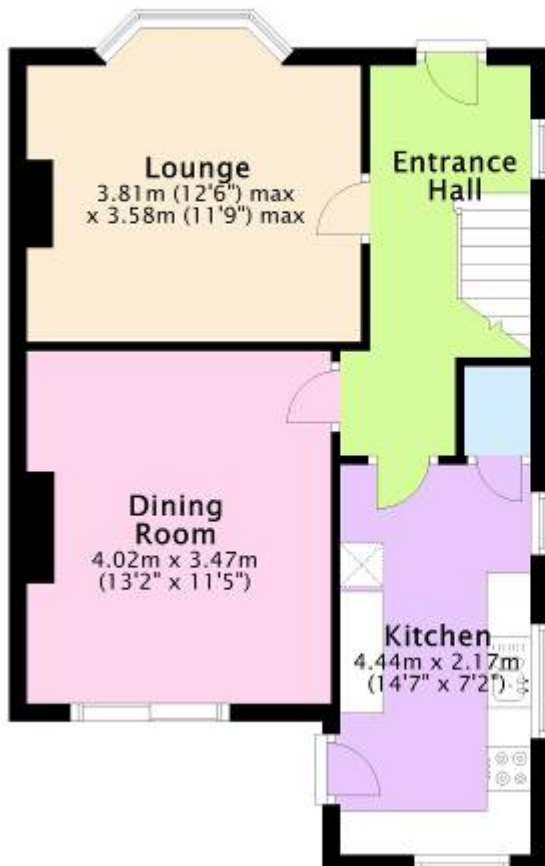


14 RIVERLEA ROAD, CHRISTCHURCH BH23 1QJ



Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)

