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Dorset  
BH23 2LQ

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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**

**6 RIVERLEA ROAD  
CHRISTCHURCH  
BH23 1JQ**

**Price £345,000**

Freehold



***LOCATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND TWYNHAM SECONDARY SCHOOL, THIS SEMI DETACHED PROPERTY HAS BEEN THE OWNERS FAMILY HOME FOR APPROXIMATELY 70 YEARS.***

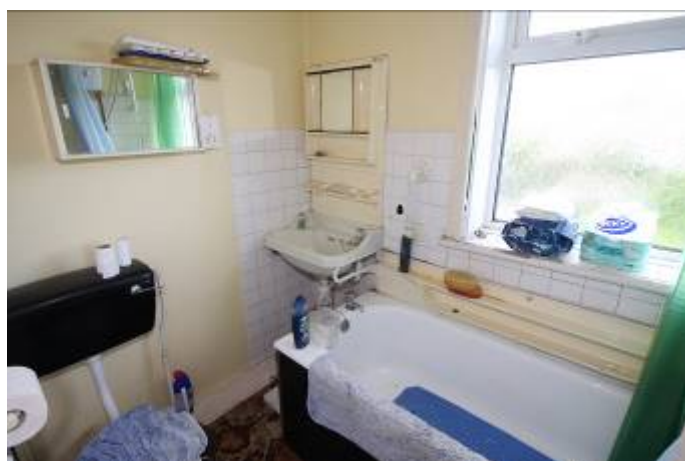
***NOW IN NEED OF GENERAL UPDATING AND MODERNISATION IT'S AN IDEAL OPPORTUNITY FOR THOSE WISHING TO TAKE ON A PROJECT AND CREATE THEIR OWN FAMILY HOME. THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, GALLEY KITCHEN, 3 GOOD SIZE BEDROOMS AND FAMILY BATHROOM.***

***BENEFITS INCLUDE MAJORITY DOUBLE GLAZING, OFF ROAD PARKING, GOOD SIZE REAR GARDEN, BEING CLOSE TO THE TOWN CENTRE AND BEING WITHIN THE TWYNHAM SCHOOL CATCHMENT.***

***LOCAL SHOPS AND AMENITIES ARE ALSO CLOSE TO HAND AS ARE BEAUTIFUL RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR AT TUCKTON.***

**6 RIVERLEA ROAD, CHRISTCHURCH BH23 1JQ**

- **OLDER STYLE SEMI DETACHED HOUSE**
- **3 BEDROOMS**
- **LOUNGE, SEPARATE DINING ROOM**
- **IN NEED OF MODERNISATION**
- **CLOSE TO TOWN CENTRE**
- **TWYNHAM SCHOOL CATCHMENT**
- **MAJORITY DOUBLE GLAZED**
- **OFF ROAD PARKING**
- **GOOD SIZE REAR GARDEN**
- **CLOSE TO LOCAL SHOPS AND BUS ROUTES**
- **POPULAR LOCATION**
- **FAMILY BATHROOM**
- **RIVERSIDE WALKS NEARBY**



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

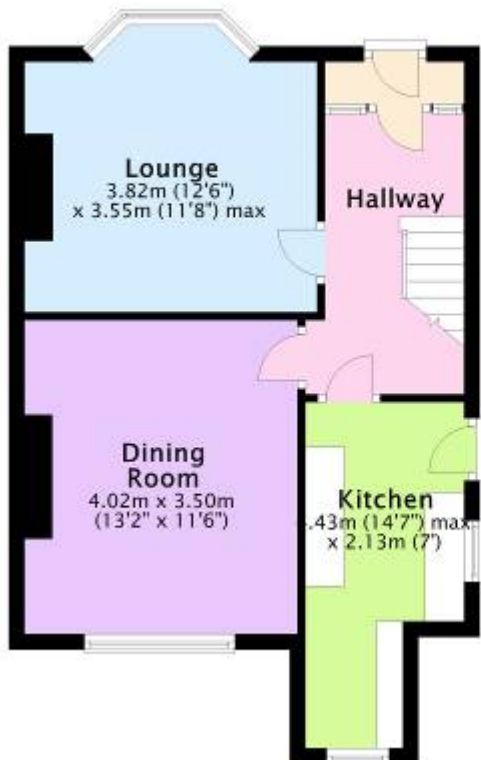
Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

**6 RIVERLEA ROAD, CHRISTCHURCH BH23 1JQ**



**Ground Floor**

Approx. 43.3 sq. metres (466.4 sq. feet)



**First Floor**

Approx. 42.3 sq. metres (455.2 sq. feet)

