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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

**20 RIVERLEA ROAD
CHRISTCHURCH
BH23 1JQ**

OIEO Price £400,000

Freehold



SITUATED WITHIN CLOSE PROXIMITY TO CHRISTCHURCH TOWN CENTRE AND BEING WITHIN TWYNHAM SCHOOL CATCHMENT IS THIS OLDER STYLE SEMI DETACHED FAMILY HOME WHICH HAS UNDERGONE SOME WORKS OF IMPROVEMENT IN THE LAST COUPLE OF YEARS WHICH INCLUDES NEW ROOF, NEW KITCHEN AND BATHROOM AND NEW GAS FIRED CENTRAL HEATING BOILER.

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

AS WELL AS THE LOCATION THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, OFF ROAD PARKING AND GOOD SIZED REAR GARDEN. THERE IS THE ADDED BENEFIT OF POTENTIALLY BEING OFFERED WITH NO FORWARD CHAIN. THIS FAMILY HOME ALSO HAS A GOOD SIZE REAR GARDENS.

LOCAL SHOPS ARE AVAILABLE IN THE NEARBY VILLAGE OF TUCKTON AS WELL AS ON STOUR ROAD AND BEAUTIFUL RIVERSIDE WALKS ARE ONLY A STROLL AWAY.

AN EARLY VIEWING IS ADVISED TO APPRECIATED.

20 RIVERLEA ROAD, CHRISTCHURCH BH23 1JQ

- SEMI DETACHED FAMILY HOME
- 3 GOOD SIZE BEDROOMS
- LOUNGE AND SEPARATE DINING ROOM
- GAS FIRED CENTRAL HEATING WITH NEW BOILER
- NEW ROOF
- NEW KITCHEN AND BATHROOM
- OFF ROAD PARKING
- GOOD SIZE REAR GARDEN
- POTENTIALLY NO FORWARD CHAIN
- DOUBLE GLAZING
- CLOSE TO TOWN CENTRE
- LOCAL SHOP NEARBY
- TWYNHAM SCHOOL CATCHMENT
- NEAR TO LOVELY RIVERSIDE WALKS



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.



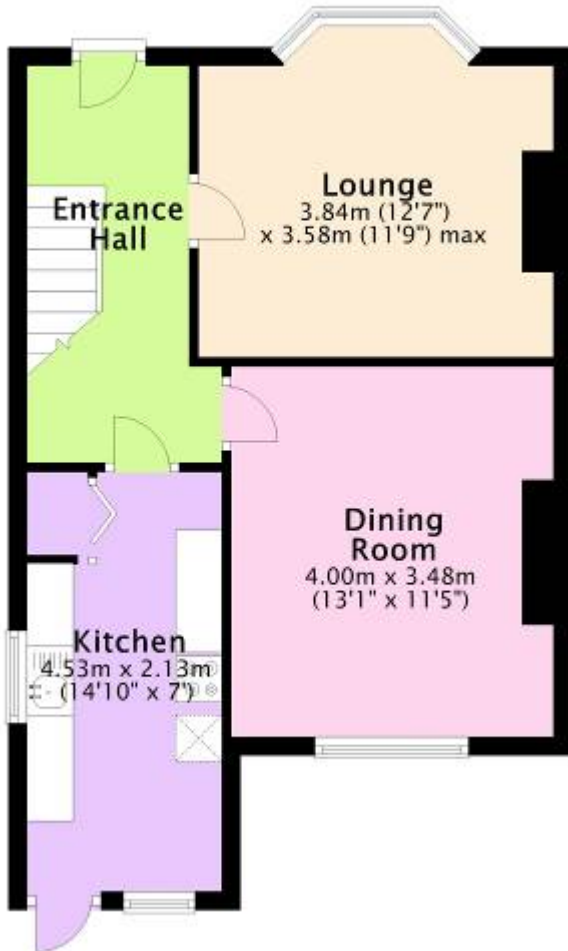
20 RIVERLEA ROAD, CHRISTCHURCH BH23 1JQ



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Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)

