

6 Orchard Mews, Riverdale Lane,
Christchurch, Dorset, BH23 1RL

Asking Price **£325,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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Just a SHORT WALK from CHRISTCHURCH TOWN CENTRE

JUST A SHORT WALK FROM CHRISTCHURCH TOWN CENTRE THIS WELL PRESENTED RETIREMENT END OF TERRACE HOUSE FOR THE OVER 60'S IS SITUATED IN A CUL-DE-SAC LOCATION.

TENURE: LEASEHOLD
COUNCIL TAX BAND: D

Offered with vacant possession, this 2 bedroom house is situated in a cul-de-sac location only a short walk to Christchurch Town Centre and close to a local park. Further benefits include: easy maintenance rear garden, allocated and visitor car parking. This is an ideal location and an internal viewing is strongly recommended to appreciate the full scope of accommodation available.

The front door leads to a spacious entrance hall where there is access to a ground floor shower room with a wash hand basin and W.C.

The living area is of a generous size with double doors leading into the modern kitchen which has a range of base and eye level units, an integrated, oven grill and hob. as well as space for further appliances. Accessed via another set of double doors the conservatory makes a pleasant seating area and provides access to the garden.

Stairs from the entrance hall lead to the first floor landing.

There are two bedrooms, both of a generous size with built in storage. The shower room has been modernised to include a low level walk-in shower, heated towel rail, wash hand basin & W.C.

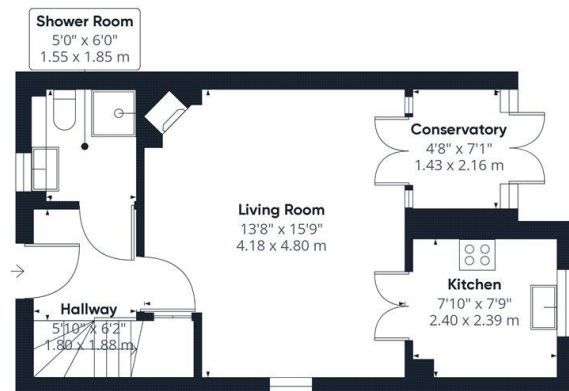
Outside the rear garden has ease of maintenance in mind, To the front of the property, which is situated in a cul-de-sac, are communal gardens. OFF ROAD PARKING FOR 1 CAR. Bin/meter cupboard.

We understand there is a 125 year lease with 90 years remaining.



KEY POINTS

- OVER 60's
- 2 BEDROOMS & 2 BATHROOMS
- CONSERVATORY
- OFF ROAD PARKING
- LOW MAINTENANCE REAR GDN



Ground Floor



Floor 1

Approximate total area^(a)

702.14 ft²

65.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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