

2A Riverlea Road, Christchurch, Dorset,
BH23 1JQ

Asking Price **£595,000**



4

Bedrooms



1

Living



3

Bathroom/Ensuite



Parking



EST
1992

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An Impressive Four Bedroom Detached House

THIS IMPRESSIVE FOUR BEDROOM DETACHED HOUSE IS SITUATED JUST A SHORT DISTANCE FROM CHRISTCHURCH TOWN CENTRE. THE PROPERTY FALLS WITHIN THE TWYNHAM CATCHMENT AREA AND BENEFITS FROM OFF ROAD PARKING AS WELL AS A GENEROUS OPEN PLAN KITCHEN/LIVING AREA

2A Riverlea Road is an opportunity to purchase a modern detached house; built in the last 10 years. The property is situated within half a mile of Christchurch Town Centre with its historic 11th Century Priory Church, Town Quay and various shops, cafes, bars and restaurants. Christchurch Mainline Railway Station and regular bus services are close by and the property falls within the Twynham School Catchment Area.

The front door leads into the entrance hall which features two storage cupboards and access to the ground floor shower room with wc, basin and shower unit. To the front of the property there is a fourth bedroom with a bay window. This room could also be used as an office, playroom or additional reception. A key feature of this property is the generous open plan living/kitchen area to the rear of the property. The kitchen features a range of base and eye level units with some integral appliances and an island. There is ample space for seating and dining as well as bi fold doors to the garden.

Stairs from the entrance hall lead to the first floor landing. There are three double bedrooms on the first floor. The main bedroom has a bay window, built in wardrobes and an ensuite with wc, basin and bath. There is a separate shower room with wc, basin and shower unit.

To the front of the property a driveway provides OFF ROAD PARKING. The rear garden is designed with ease of maintenance in mind and features some borders and a shed.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- DETACHED HOUSE
- CENTRAL CHRISTCHURCH
- FOUR BEDROOMS
- OFF ROAD PARKING
- TWYNHAM CATCHMENT
- OPEN PLAN LIVING/KITCHEN



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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