

69 Russell Drive, Christchurch, Dorset,  
BH23 3TW

Asking Price **£389,950**



3

Bedrooms



1

Living



1

Bathroom



Garage



EST  
1992

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# A Refurbished Three Bedroom House in Riverslea

THIS WELL PRESENTED THREE BEDROOM HOUSE IS SITUATED IN THE SOUGHT AFTER AREA OF RIVERSLEA. THE PROPERTY IS JUST A SHORT DISTANCE FROM STANPIT MARSH AND MUDEFORD QUAY AS WELL AS BENEFITING FROM A GARAGE.

69 Russell Drive is an opportunity to purchase an impressive three bedroom house which has been refurbished by the current owners. The Riverslea Development is situated on the edge of the stunning Stanpit Nature Reserve. Christchurch Town Centre with its historic 11th Century Priory, Town Quay and various bars, cafes, shops and restaurants is within 1 mile. Mundeford Quay and the sandy Avon Beach are also close by.

The front door leads into the entrance area where there is a useful cupboard and access to the ground floor cloakroom with wc and basin. The kitchen features a range of attractive base and eye level units with some integral appliances. There is a generous lounge/diner to the rear of the property with a sliding door to the garden.

Stairs lead to the first floor landing with airing cupboard. There are three bedrooms. Bedrooms one and two both have built in storage. The modern shower room includes a wc, basin and shower unit.

The front garden is laid to lawn with a path leading to the front door. The rear garden features sections of lawn and patio. There is a gate at the end of the garden.

The property benefits from a GARAGE IN A BLOCK.

TENURE: FREEHOLD. We understand that there is a management charge of circa £400pa for the communal areas in Riverslea.  
COUNCIL TAX BAND: D

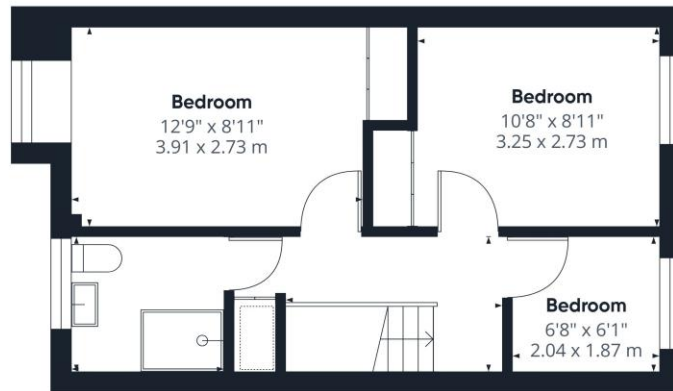


## KEY POINTS

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO STANPIT MARSH
- TERRACED HOUSE
- GARAGE IN BLOCK
- WELL PRESENTED



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
803 ft<sup>2</sup>  
74.6 m<sup>2</sup>

**Reduced headroom**  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
Below 5 ft/1.5 m

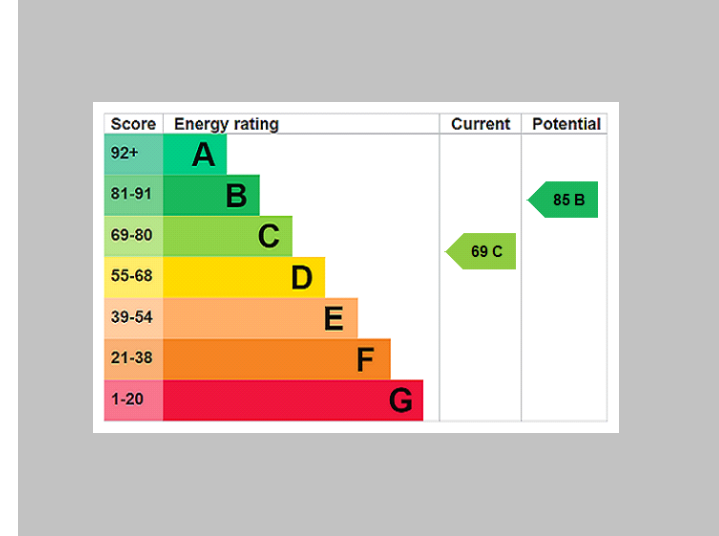
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Slades - Christchurch 7 Castle Street, Christchurch, Dorset, BH23 1DP  
01202 474202 | enquiries@sladeschristchurch.co.uk  
Website www.sladeshomes.co.uk

