



Winkworth

for every step...

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97 RUSSELL DRIVE, STANPIT, CHRISTCHURCH BH23 3TW OFFERS IN EXCESS OF: £350,000

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Benefiting from two single garages, this delightful, terraced house is well situated on the sought after Riverslea development in Christchurch close to Stanpit Marsh nature reserve.

97 Russell Drive, Stanpit, BH23 3TW

Offers in Excess of: £350,000 Tenure: Freehold

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo. Bournemouth and Southampton International Airports are also within a short drive.

Description:

This delightful terrace house is offered for sale with no forward chain and is presented in good condition although still offering some scope to further improve.

The first floor enjoys three bedrooms with built in wardrobes to bedroom one and two. There is also a separate family bathroom and airing cupboard.

The ground floor includes a spacious lounge/dining room, fitted kitchen and cloakroom.

There is a conservatory at the rear opening on to an enclosed rear garden.

The property also benefits from two single garages situated in a nearby block and there is some first come, first served off road parking at the front.

Stanpit Marsh nature reserve is within a short walk as is Christchurch town centre.

There is a charge payable for the general maintenance of the communal areas and garages within the Riverslea development:

approx. £140 p/a Service Charge

approx. £120 p/a Garage Contribution (£60 per garage)

Charges are payable in 6 monthly instalments.

Directions:

From our office turn right on to Mundeford, continue forward on to Stanpit and turn left in to Russell Drive just past the Ship Inn public house. Drive towards the end of Russell Drive and the property can be found on the right hand side.

Summary:

- Terraced home in sought after location
- Three bedrooms
- Lounge/dining room
- Kitchen
- Conservatory
- Family bathroom
- Ground floor cloakroom
- Two single garages
- Enclosed rear garden
- Short walk to Stanpit Marsh nature reserve
- No forward chain
- BCP Council – Tax Band “D”



