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23, RIVERLEA ROAD, CHRISTCHURCH, BH23 1JQ **PRICE: £425,000 FREEHOLD**

Winkworth

for every step...

Delightful semi-detached house very well situated within a half a mile walk of Christchurch high street and just a few meters from Twynham secondary school.

23 Riverlea Road, Christchurch BH23 1JQ

Price: **£425,000**

Tenure: **Freehold**

01425 274444

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The front door opens to a spacious and light hallway with solid laminated flooring with doors leading off to all rooms and stairs up to first floor.

On the ground floor, you're welcomed by a bright, airy lounge with chimney breast, double glazed bay window overlooking the front of the property.

The dining room is a spacious and light room with chimney breast and patio doors seamlessly opening out onto south facing garden.

There is a downstairs cloakroom under the stairs with low level wc and sink.

The Howdens-designed kitchen which is an attractive cream colour consists of wall and base level units with pine worktops over. Fitted with integrated appliances including NEFF electric oven and induction hob with extractor hood over, high level fitted microwave oven and integrated fridge/freezer. There is also an integrated washing machine and separate tumble dryer.

Stainless steel sink and drainer unit with a double glazed window overlooking the rear garden. A UPVC back door provides easy access to the side of the house and garden – perfect for both practicality and outdoor entertaining.

Upstairs, you'll find two double and one single bedroom and a separate shower room.

The shower room is beautifully designed, fully tiled and consists of a large glass panelled walk in shower, wash hand basin with vanity unit under, low level WC and frosted double glazed window to side.

The home offers a warm, welcoming feel, with neutral décor and well-planned living space throughout which could be further extend at the side and rear subject to relevant permission.

Outside, the private south facing rear garden measures circa. 60ft in length south facing which is mainly laid to lawn with a patio area at the rear of the house and generous sized decking area to one side. Secure timber shed at the rear of the garden.

The garden is ideal for relaxing or family playtime, with side access offering added convenience.

The front of the property is half gravelled with a low level brick wall, the other half is a concrete driveway providing off road parking.

There is also an EV charging point for those with an electric or hybrid vehicle.

At a glance...

- Delightful semi-detached house presented in immaculate condition
- Three bedrooms and shower room to the first floor
- Lounge with feature bay window
- Separate dining with doors to the garden
- Fitted kitchen with integrated appliances
- Entrance hall and ground floor cloakroom
- Good sized (circa. 60ft long) south facing garden
- Off road parking and electric car charging point
- Less than half a mile from Christchurch high street and just a few meters from Twynham secondary school.
- BCP Council Tax Band = "D"







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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