

HUMPHREYS & ORR

Leading Agent
for Mudeford, Friars Cliff and Surrounding Areas



2 PALMERSTON AVENUE, RIVERSLEA, CHRISTCHURCH, DORSET BH23 3LH
PRICE £289,950 - COUNCIL TAX BAND 'E'



VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH OWNERS SOLE AGENT HUMPHREYS & ORR AS ABOVE



A rare opportunity to acquire a most spacious **FOUR BEDROOM GEORGIAN STYLE** end townhouse, situated on the highly sought after Riverslea development. Renown local amenities include the Stanpit Marsh Nature Reserve which in turn adjoins the harbour, the picturesque Mudeford Quay with its excellent boating and fishing facilities, sandy Avon & Friars Cliff beaches, delightful coastal walks, historic Hengistbury Head and the nearby New Forest. Principal towns nearby include Christchurch which benefits from the Marks & Spencer and Waitrose supermarkets and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout. For local shopping, the Purewell shopping area together with main bus services is within level walking distance.

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The property is constructed with external brick facing elevations under a tiled roof. Heating is supplied by a gas fired central heating system and the property also benefits from UPVC double glazed windows, and a Security Alarm has been installed.

SERVICES: All main services are connected, however, these together with any heating or domestic appliances which may be included in the sale have not been tested by this agency.

SUMMARY OF ACCOMMODATION
ENTRANCE PORCH * DOUBLE ENTRANCE DOOR GIVING ACCESS TO
ENTRANCE HALL * CLOAKROOM * LOUNGE WITH DOUBLE DOORS GIVING ACCESS
TO DINING ROOM * KITCHEN/BREAKFAST ROOM *
STAIRCASE TO FIRST FLOOR LANDING * FOUR BEDROOMS * BATHROOM & WC *
OUTSIDE: GARDENS * SINGLE GARAGE IN REAR BLOCK
WITH DIRECT ACCESS FROM GARDEN

The spacious well planned accommodation comprises with the following approximate measurements:

ENTRANCE PORCH

DOUBLE ENTRANCE DOORS giving access to:

SPACIOUS ENTRANCE HALL 17' 9' max into recess. Double radiator. Telephone point. Electric points. Under stairs storage cupboard also housing gas and electric meters. Gas detector alarm.

CLOAKROOM Comprising low level WC. Wash hand basin with tiled back, mirror over. Radiator.

LOUNGE 22' x 12'10" Adam style fireplace with fitted living flame gas fire. Two radiators. Electric points. TV aerial point. Glazed double doors giving access to:

DINING ROOM 12' x 11'6" Double radiator. Electric points. Sliding UPVC double glazed patio doors giving access to rear garden with attractive retractable Sun blind and remote control.

KITCHEN/BREAKFAST ROOM 11'10" x 9'10" Partly tiled. Comprising inset stainless steel single drainer sink unit. Matching mixer tap. Excellent range of modern fitted floor and wall units. Work surfaces. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Electric points. Electric cooker point. Gloworm Hideaway gas fired central heating boiler and siemens programmer. UPVC double glazed door to rear garden.

STAIRCASE giving access to:

FIRST FLOOR LANDING Spacious double airing cupboard housing lagged hot water cylinder and fitted electric immersion heater. Linen shelving. Electric point. Hatch to roof space, partly boarded with light and retractable ladder.

BEDROOM ONE 15'10" max into recess x 12'10" Two built in double wardrobes with storage shelving over. Two radiators. Electric points. TV aerial point. Telephone point

BEDROOM TWO 14' x 9'6" max Two built in double wardrobes with sliding doors and storage shelving over. Double radiator. Pedestal wash hand basin with tiled back and mirror over. Electric points.

BEDROOM THREE 12'6" max x 8'10" Radiator. Electric points. Built in double wardrobe with storage shelf over. Telephone point.

BEDROOM FOUR 8' x 7'6" Radiator. Electric points.

BATHROOM Half tiled. White suite comprising panelled bath. Chromium mixer taps and wall mounted shower attachment. Retractable shower screen. Soap dish. Two hand rails. Pedestal wash hand basin. Mirror back, shaver light and socket over. Low level WC. Heated towel rail.

OUTSIDE: The front garden is laid mainly to lawn with flower and shrub border. Most attractive courtyard style rear garden having a sunny aspect mainly paved on two levels for ease of maintenance with well stocked flower and shrub borders. Ornamental rockery. Water tap. Rear entrance gate and personal door from the rear of the garden into:

GARAGE 16'8" x 8'2" Fitted Henderson electronic up and over door. Electric light and power.

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