

**81 RUSSELL DRIVE, RIVERSLEA, CHRISTCHURCH, DORSET BH23 3TW
PRICE £189,950 - COUNCIL TAX BAND 'C'**



**VIEWING STRICTLY BY APPOINTMENT PLEASE THROUGH
HUMPHREYS & ORR AS ABOVE**

A rare opportunity to acquire a **WELL SITUATED THREE BEDROOM FIRST AND SECOND FLOOR MAISONETTE** situated on the highly sought after Riverslea development. Renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities. Sandy Avon and Friars Cliff beaches. Delightful coastal walks. Stanpit Marsh Nature Reserve which in turn adjoins the harbour. Historic Hengistbury Head and the nearby New Forest. Principal towns nearby include Christchurch which benefits from the Marks & Spencer and Waitrose Supermarket and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout and local shopping together with bus services and Medical Centre are within walking distance of the property.

The property is constructed with external brick and tile hung elevations under a tiled roof. Heating is supplied by a gas fired central heating system and the property also benefits from PVCU double glazed windows.

Services: All main services are connected however these together with any heating or domestic appliances that may be included in this sale have not been tested by this Agency.

PVCU double glazed door to:

ENTRANCE HALLWAY ceramic tiled flooring, electric consumer unit, wide staircase to first floor landing.

FIRST FLOOR LANDING PVCU double glazed window to front aspect. Airing cupboard with slatted shelving, factory lagged cylinder, double radiator, wall mounted thermostat control, telephone point, ceiling spot lighting. Stairs to second floor. Doors to all principal rooms.

LOUNGE 16'4" (4.98m) x 12'8" (3.86m) PVCU double glazed windows to front and rear aspect, double glazed square bay window to side aspect, two double radiators, TV point, telephone point, dimmer switch, ceiling spotlights.

KITCHEN 11'4 (3.45m) x 7'2" (2.18m) ceramic tiled flooring, range of base and eye level units in light Beech effect, dark marble effect work surfaces, part tiled walls, single drainer stainless steel sink with mixer tap, built-in electric oven and gas hob with extractor hood over, space and plumbing for washing machine, space for upright fridge/freezer, radiator, wall mounted Glow worm gas central heating boiler, central heating programmer. Ceiling spotlights. PVCU double glazed window.

FULLY TILED BATHROOM 7'10 (2.39) x 6' (1.83m) with matching suite comprising close coupled wc., pedestal wash hand basin with mixer tap, corner whirlpool bath with power shower above and mixer tap, PVCU obscure double glazed window to side aspect, radiator.

BEDROOM TWO 8'9" (2.67m) x 7'11" (2.41m) PVCU double glazed window to front aspect, radiator.

Staircase to SECOND FLOOR LANDING storage cupboard with hanging rail and shelf.

BEDROOM ONE 14' 5"(4.39m) x 12'11" (3.94m) narrowing to 8'2" (2.49m) in area with 2-door wardrobes. Laminate wood flooring, eaves storage cupboard, high level double glazed window to front aspect, velux window and PVCU double glazed side window, double radiator.

BEDROOM THREE/STUDY 7'10" (2.39m) x 7' (2.13m) laminate wood flooring, radiator, velux window to rear aspect.

OUTSIDE

FRONT, SIDE AND REAR communal mainly lawned gardens with mature trees. We understand the payment towards the upkeep of the communal area is £90 per annum.

GARAGE in block opposite. Up and over door with recently refelted roof.

PRICE £189,950 SHARE OF FREEHOLD

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