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Russell Drive, Stanpit

£395,000 Asking Price

**Mitchells**  
1963 — TODAY

# 85 Russell Drive Stanpit, Christchurch, BH23 3TW

A very smart mid terrace townhouse with well-planned accommodation that totals approx. 1,000 sq.ft. situated in a delightful courtyard setting and conveniently located just a short stroll from Stanpit Marsh Nature Reserve and the local shops and bus routes at Purewell. The property is in excellent order throughout and features a large uPVC conservatory extension on the ground floor along with a pretty and easily maintained rear garden with a garage nearby. Offered for sale with no forward chain.

- Modern mid terrace town house of approx. 1,000 sq.ft.
- Three first floor bedrooms and refitted shower room
- Good size sitting/dining room
- Well fitted kitchen with an attractive outlook over the front
- Large uPVC conservatory extension
- Gas fired central heating and UPVC double glazed windows
- Neat and tidy easily maintained sunny garden to the rear
- Single garage in a nearby block
- Maintenance: approx. £90 per half year for communal upkeep
- Within walking distance of the town-centre and Stanpit Marsh Nature Reserve
- Council Tax Band 'D' - £2,039.92
- EPC rating 'D'

