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7 COMET WAY, MUDEFORD, CHRISTCHURCH BH23 4JF PRICE: £475,000 FREEHOLD

Winkworth

for every step...

Extended four bedroom semi detached house well situated within a short walk of Mundeford Wood, the picturesque Mundeford quay and award winning Avon beach.

7 Comet Way, Mundeford, BH23 4JF

Price: £475,000

Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

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. Mundeford Quay and Stanpit Marsh Nature Reserve are within walking distance.

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.

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.

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:

The front door leads to an entrance porch. The lounge is set to the front of the property and an archway opens into

the dining room. The lounge enjoys a feature fireplace, storage cupboard and stairs leading to the first floor.

There is a sliding door from the dining area into the conservatory. The kitchen features a range of modern base and eye level units with some integral appliances and opens up into a breakfast room. Rear door to the garden. There is also a ground floor cloakroom with WC and basin. Cupboard in breakfast room housing water softener.

Stairs from the lounge lead to the first floor landing. There are four bedrooms. Bedroom one is a good sized room with an en suite shower room and there is also a separate family bathroom.

Loft hatch provides access to the loft space with pull down ladder, velux window and shelving space. Wall mounted boiler.

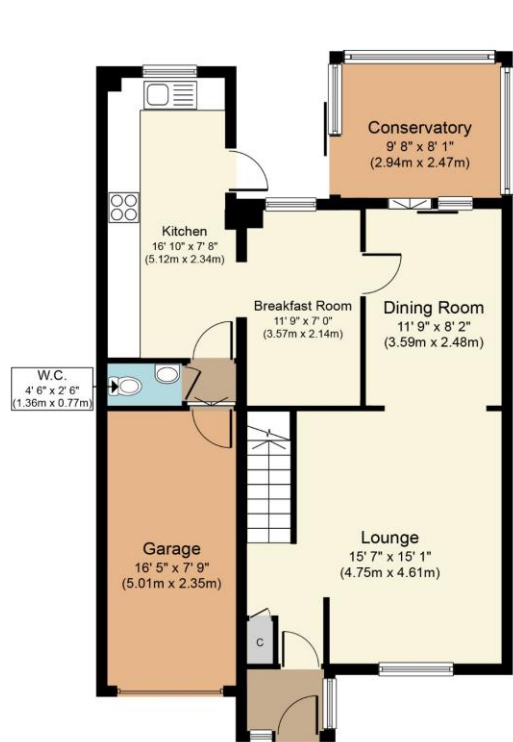
To the front of the property a brick paved driveway provides off road parking leading to the integral garage. The remainder of the frontage is laid to lawn. The rear garden enjoys a westerly aspect and is laid mainly to lawn with a patio area. There is also a garden shed at the rear and gate providing access to a small green area.

Summary

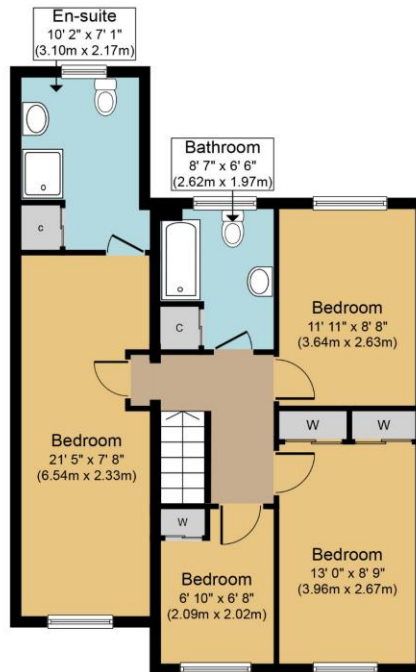
- Extended semi detached house
- Four bedrooms
- En suite shower room
- Separate family bathroom
- Lounge & separate dining room
- Recently fitted kitchen
- Separate breakfast room
- Conservatory
- Ground floor cloakroom
- Integral garage & off road parking
- Enclosed south west facing garden
- No forward chain

BCP Council - Tax Band - "D" = £2,157 (2024/25)





Ground Floor
Approximate Floor Area
812 sq. ft.
(75.5 sq. m.)



First Floor
Approximate Floor Area
674 sq. ft.
(62.7 sq. m.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Mudford | 01425 274444 | mudford@winkworth.co.uk

