



Winkworth
for every step...

2  1  1  EPC = "D"

44 BURE HAVEN DRIVE, MUDEFORD, CHRISTCHURCH BH23 4BT PRICE: £525,000 FREEHOLD

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Great opportunity to purchase this delightful detached bungalow in a sought after location close to award winning beaches with scope to extend and improve subject to relevant planning.

44 Bure Haven Drive, Mudeford BH23 4BT

Price: £525,000

Tenure: Freehold

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. The picturesque Mudeford Quay is also nearby.

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.

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.

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:

Detached bungalow very well situated within a short walk of the picturesque Mudeford quay and sandy Avon beach with a delightful **SOUTH FACING GARDEN** offering great scope to extend and improve subject to relevant planning permission.

Two double bedrooms, both with fitted wardrobes.

"L" shaped lounge/dining room with sliding patio doors to the garden.

Fitted "galley" style kitchen with a range of base and eye level units and drawers, inset stainless steel sink unit, space for appliances including electric cooker, washing machine, and tall fridge/freezer.

Spacious entrance porch leading through to internal hallway.

Shower room with walk-in shower, low level WC and wash hand basin.

Detached garage with up and over door, side door to garden, light and power.

Gas fired central heating and UPVC double glazing.

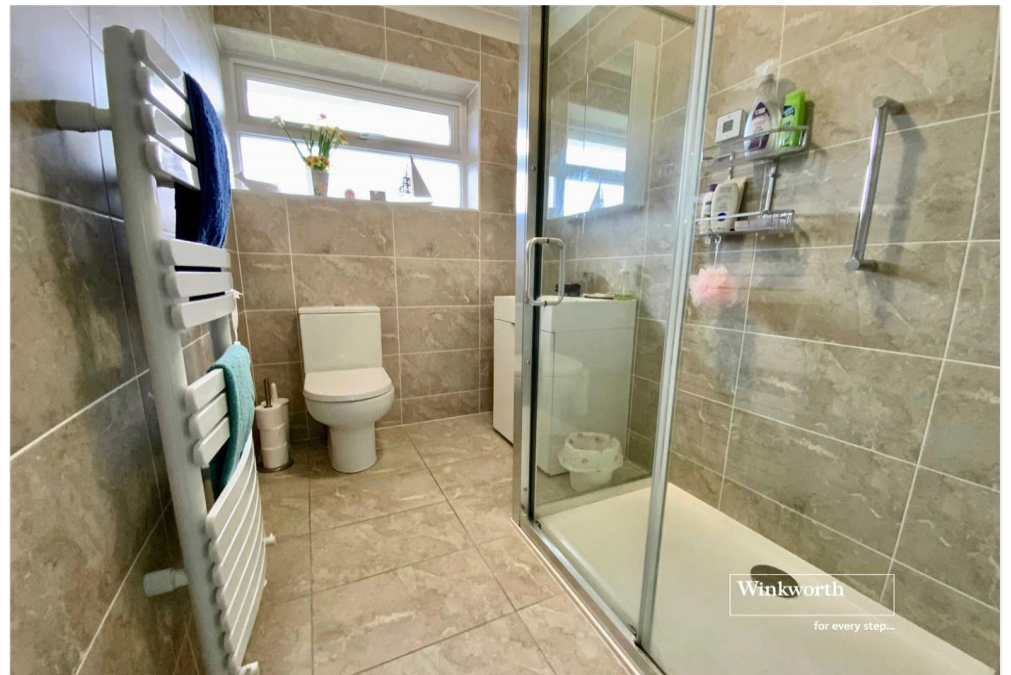
South facing rear garden which is mainly laid to lawn with some flower and shrub borders, hard stand with timber shed behind the garage.

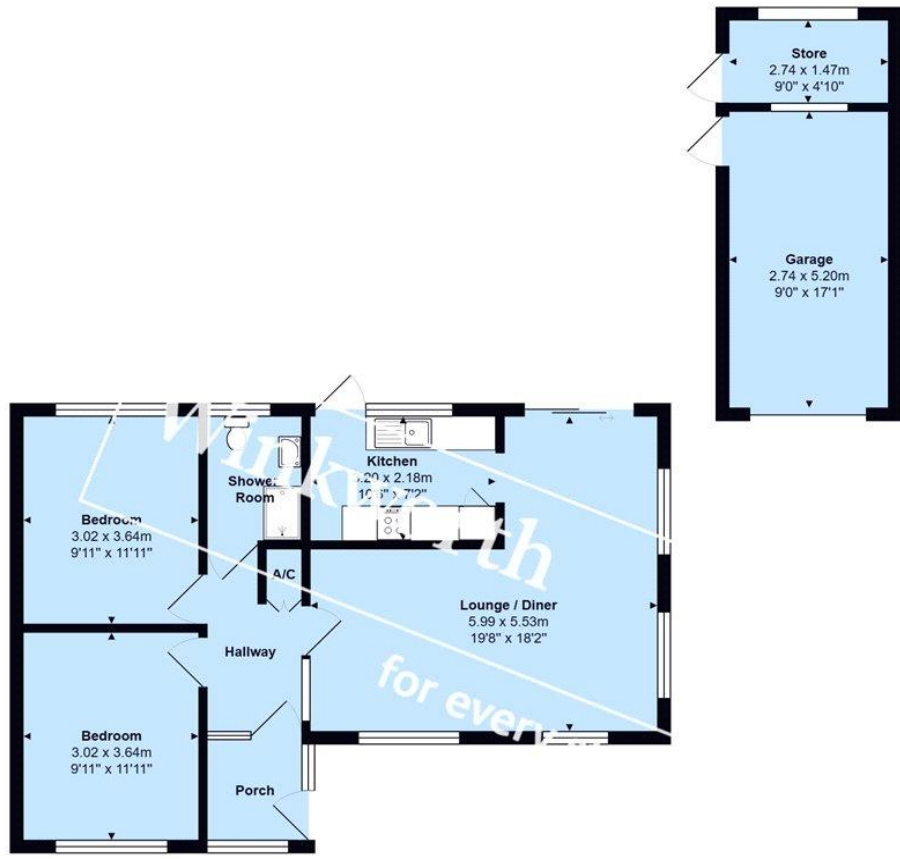
Front garden is mainly laid to lawn with a range of trees and plants. Concrete driveway provides ample off road parking space. Side gate provides access to the garden.

Superb location just a few minutes walk to the sandy "blue flag" Avon beach and picturesque Mudeford quay.

Summary:

- Detached bungalow with scope to extend
- Two double bedrooms
- "L" shaped lounge/dining room
- Fitted "galley" style kitchen
- Shower room
- South facing garden
- Garage & ample off road parking
- Short walk to the picturesque Mudeford quay & sandy "blue flag" Avon beach
- Vendor suited
- BCP Council Tax Band - "D"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total Area: 69.7 m² ... 750 ft² (excluding garage, store)
All measurements are approximate and for display purposes only



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