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24 BLENHEIM DRIVE, MUDEFORD, CHRISTCHURCH BH23 4JH PRICE: £299,950 FREEHOLD

Winkworth

for every step...

Well presented terraced house in a quiet residential cul-de-sac within easy reach of award winning beaches and the picturesque Mudeford quay.

24 Blenheim Drive, Mudeford BH23 4JH

Price: £299,950

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. Mudeford 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:

Well presented terraced house in a quiet residential cul-de-sac within easy reach of award winning beaches and the picturesque Mudeford quay.

Front door opens onto an entrance porch with storage cupboard. Internal door leads through to lounge/dining room with feature fireplace, front aspect window, spiral stairs to first floor and door through to the kitchen.

The kitchen has been fitted with a range of base and eye level units and drawers to three sides with sink unit, integrated oven, 4 ring gas hob, extractor over, space for washing machine, integrated dishwasher, cupboard with space for tall fridge freezer, storage cupboards housing gas boiler, rear aspect window and door to conservatory.

The conservatory has a door to the garden, tiled floor, double glazed windows and a triple polycarbonate roof.

First floor landing leads to two double bedrooms, the larger to the front aspect with fitted wardrobes to one side, the second to the rear with fitted wardrobes and door to airing cupboard.

There is family bathroom with panelled bath, mixer tap and shower over, separate wash hand basin and low level WC.

Gardens to the front and rear, with the rear garden housing a timber shed and benefiting from artificial grass and patio for easy maintenance. The front garden is well stocked with a range of mature shrubs and bushes.

Allocated parking spaces in nearby communal parking area with rear gate and path from the garden.

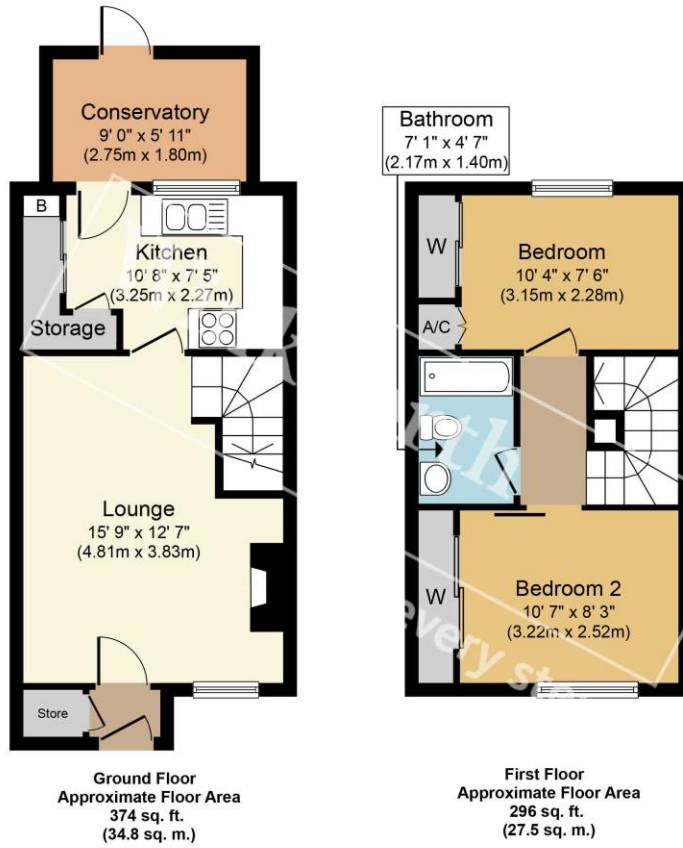
The property is offered with no forward chain and an internal inspection is highly recommended.

BCP Council - Tax Band = "C"

Summary:

- Terraced house
- Two double bedrooms
- Lounge/dining room
- Kitchen
- Conservatory
- Family bathroom
- Enclosed low maintenance rear garden
- Allocated parking space
- No forward chain
- Close to Mudeford Wood, local schools & beaches





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		88
(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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