



Winkworth
for every step...

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2 COMET WAY, MUDEFORD, CHRISTCHURCH BH23 4JW

PRICE: £399,950

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Rare opportunity to purchase this detached bungalow with a good sized garden in a cul-de-sac location close to Mundeford Wood and within a short walk of the sandy "blue flag" Avon beach and picturesque Mundeford quay.

2 Comet Way, Mundeford BH23 4JW

Price: £399,950 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 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:

Rare opportunity to purchase this detached bungalow with a good sized garden in a cul-de-sac location close to Mundeford Wood and within a short walk of the sandy "blue flag" Avon beach and picturesque Mundeford quay.

Front door opens on to an entrance hall leading through to:

Lounge/dining room - front and side aspect windows with further door leading through to an internal hall.

Kitchen - rear aspect window, side aspect door, range of base and eye level cupboards and drawers with roll edge work surfaces to four sides. Space for cooker, fridge/freezer and washing machine. Wall mounted Worcester Bosch boiler.

Bedroom One - front aspect window, fitted wardrobe.

Bedroom Two - rear aspect French doors to conservatory.

Wet room - rear aspect window, suite comprising low level WC, wash hand basin and wall mounted electric shower.

Conservatory - triple aspect with double glazing and triple polycarbonate roof, French doors to the garden.

Garage - up and over door, light, power, eaves storage and rear door to the garden.

Outside - good sized south west facing rear garden with paved patio area and lawn. The garden has a walled boundary to one side and rear and is well stocked with some mature plants and shrubs. The front is mainly laid to lawn with a tarmac driveway providing off road parking and timber gate for access to the rear.

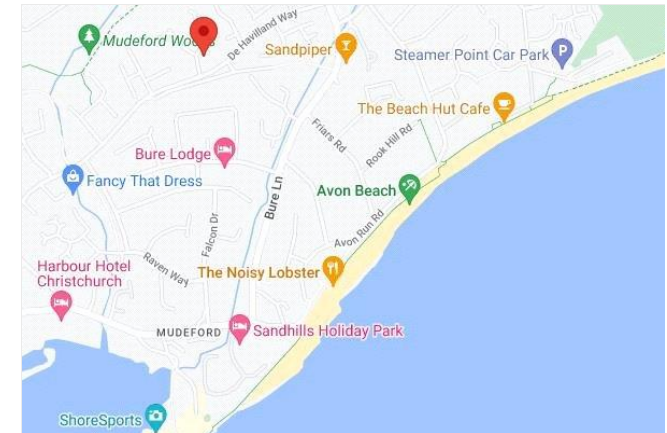
Summary:

- Detached bungalow in need of some updating
- Two double bedrooms
- Lounge/dining room
- Kitchen
- Wet room
- Conservatory
- Garage & off road parking
- Good sized south west facing rear garden
- No forward chain
- BCP Council - tax band = "D"





Total Area: 77.1 m² ... 830 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(69-80)	C	69
(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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