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3 LANCASTER CLOSE, MUDEFORD, CHRISTCHURCH BH23 4SR OFFERS IN EXCESS OF £450,000 FREEHOLD

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A beautifully presented and extended three bedroom, two bathroom semi detached house with two off street parking spaces and excellent storage very well situated close to award winning beaches and the picturesque Mudeford quay.

3 Lancaster Close, Mudeford BH23 4SR

Offers in excess of £450,000 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. Mudeford Quay is a short walk away.

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:

A beautifully presented and extended three bedroom, two bathroom semi detached house with two off street parking spaces and excellent storage very well situated close to award winning beaches and the picturesque Mudeford quay.

Front door opens on to entrance hall leading into the beautifully fitted kitchen with a range of base and eye level units and drawers, front aspect window, sink unit, space for

dishwasher, space for tall fridge/freezer, integrated oven, four ring gas hob with extractor hood over, tiled splash backs.

Door to ground floor shower room, recently fitted with a suite comprising low level WC, wash hand basin and corner shower.

Door to spacious open plan lounge/dining room with wood burner, smooth ceiling with velux window, French doors to the garden and stairs leading to the first floor.

The first floor accommodation includes two good sized double bedrooms each with wardrobes/storage cupboard and a third bedroom which could also fit a double bed or make a perfect home office or dressing room.

There is a separate family bathroom which has also been recently fitted with a bath, separate shower, low level WC and wash hand basin. Airing cupboard and loft hatch providing access to the loft space.

Externally:

Brick paved driveway at the front providing off road parking for two or three vehicles leading to single garage with electric door.

Side gate and path leads to a landscaped rear garden with patio at the immediate rear, gate opens to children's play area to one side and raised decking with inset LED lighting to the other.

Summary:

- Extended and beautifully presented semi-detached house
- Three good sized bedrooms
- Spacious open plan lounge/dining room with wood burner
- Recently fitted kitchen
- Family bathroom and separate shower room
- Integral garage with electric door
- Brick paved driveway
- Landscaped garden
- Short walk to award winning Avon beach
- Vendor suited
- BCP Council tax band = "D"



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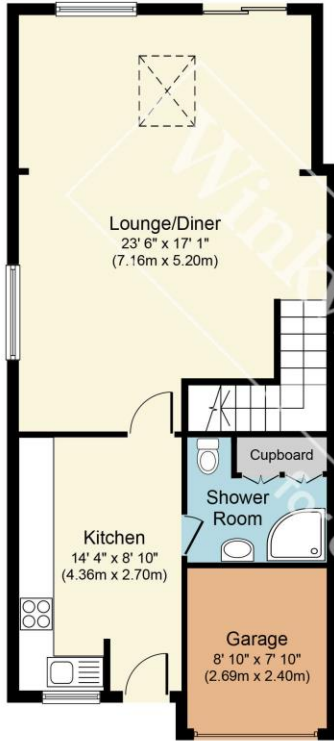
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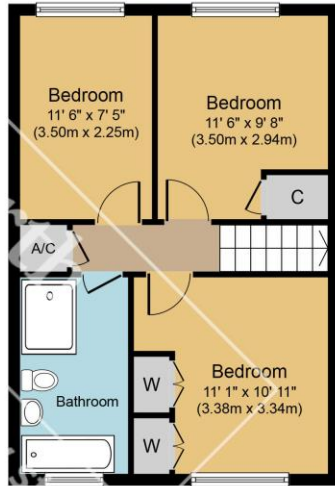
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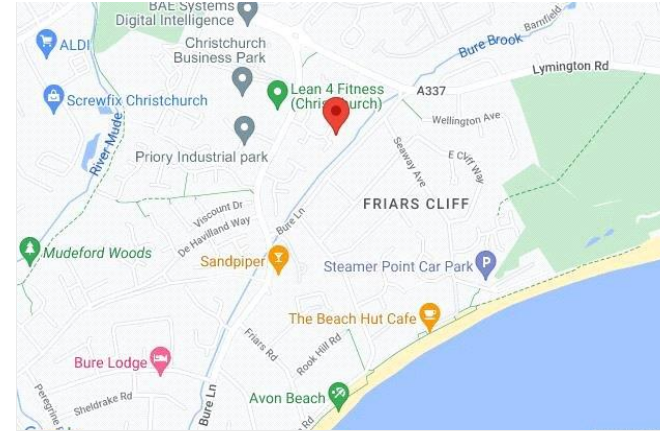
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Ground Floor
Approximate Floor Area
671 sq. ft.
(62.4 sq. m.)



First Floor
Approximate Floor Area
449 sq. ft.
(41.7 sq. m.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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