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7 CATALINA CLOSE, MUDEFORD BH23 4JG PRICE £435,000 FREEHOLD

Winkworth

for every step...

A well-presented three double bedroom semi detached home, located in a quiet cul-de-sac within a popular residential area of Mundeford, with access to Mundeford Wood.

7 Catalina Close, Mundeford BH23 4JG

Price £435,000 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 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 well-presented three double bedroom semi detached home, located in a quiet cul-de-sac within a popular residential area of Mundeford, with access to Mundeford Wood. Award winning beaches, local schools and the picturesque Mundeford quay are also nearby.

Approached over a large brick paved driveway leading to the integral single garage.

The living room has a window to the front of the property as well as a feature electric fire, double doors lead through into the dining room which opens into the kitchen giving a spacious feel.

The kitchen has a range of base and wall units, there is space for a cooker, fridge/freezer, dishwasher and washing machine. From the dining room a sliding door leads out onto the conservatory, which is a lovely bright room overlooking a southerly aspect garden.

Stairs from the lounge lead up to the first floor. This property benefits from three double bedrooms, all of which have a range of fitted cupboards/wardrobes.

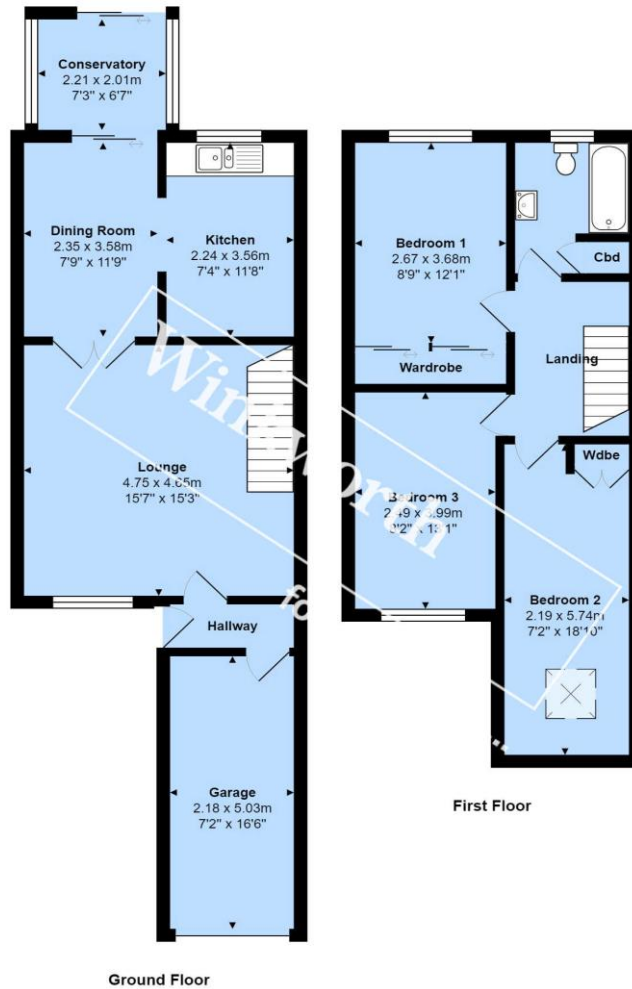
The bathroom is to the rear of the property and has a modern suite. There is an airing cupboard with hot water tank.

The rear garden enjoys a southerly aspect, with areas of patio, lawn and shingle boarders. There is large summer house found at the bottom of the garden.

Summary:

- Three first floor double bedrooms
- First floor family bathroom
- Large lounge with outlook to the front
- Open plan kitchen/dining room
- Conservatory extension
- South facing rear garden
- Double glazing & gas fired central heating
- Single garage and plenty of driveway parking
- Close to local shops, bus routes and within catchment area of local schools
- Award winning beaches, Mundeford Wood & the picturesque Mundeford quay are also nearby





Total Area: 102.0 m² ... 1098 ft² (including garage)
 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		85
(69-80) C		
(55-68) D	63	
(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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