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3 HOWE CLOSE, MUDEFORD, CHRISTCHURCH BH23 3JA PRICE: £450,000 FREEHOLD

Winkworth

for every step...

A delightful, detached bungalow, well situated within a short walk of the picturesque Mudeford quay and sandy "blue flag" Avon beach. Offered with no forward chain.

3 Howe Close, Mudeford BH23 3JA

Price: £450,000

Tenure: Freehold

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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. Highcliffe village is nearby and the property is within walking distance of Highcliffe secondary school and Sainsburys supermarket.

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 delightful, detached bungalow, well situated within a short walk of the picturesque Mudeford quay and sandy "blue flag" Avon beach. Offered with no forward chain.

Set back from the road, this property boasts an easily maintained front garden laid mostly with light grey gravel stones alongside a tandem tarmac driveway leading to the entrance porch and garage with up and over door.

Upon entering, you are greeted by a quaint entrance porch that opens into an inviting entrance hall featuring parquet flooring. The hall benefits from a generous cloak cupboard and an additional airing cupboard, plus convenient loft access.

The property benefits from a modern tiled shower room, complete with a shower, wash basin, w/c, and bathroom cabinet.

The property comprises of two double front-aspect bedrooms, both offering ample built-in wardrobe space. Along with a third bedroom lending itself perfectly to a versatile space, doubling as a dining room or study, as your needs dictate.

The kitchen is fitted with white shaker units and are complemented by stylish wood effect laminate worktops, and fully equipped with a built-in 5 ring gas hob, electric fan oven, and a microwave. The space is completed with a slimline dishwasher and provisions for a freestanding fridge/freezer. Easy maintenance vinyl flooring stretches from the kitchen through to the conservatory and lounge area.

The conservatory grants views and access to a south westerly facing garden that is an oasis of tranquillity, with its mature plants and shrubs. Thoughtfully positioned outdoor electrics and a water tap, along with a lean-to greenhouse, cater to both convenience and the avid gardener.

The lounge is fitted with a modern wall-mounted gas fire, vertical radiator and television outlet to create a cosy ambience. Bi-fold doors open up to the light-filled conservatory.

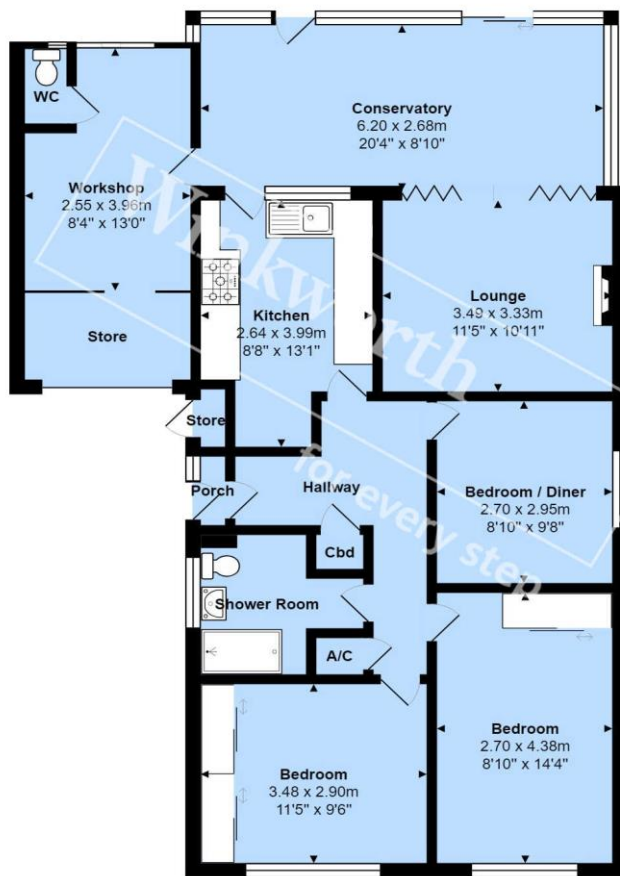
Leading off from the conservatory is a side door into the garage, which is currently established as a resourceful workshop and storage area along with a w/c.

Council Tax Band: "D"

At a glance:

- Detached bungalow
- Three bedrooms
- Lounge
- Separate dining room/bedroom three
- Kitchen
- Conservatory
- Family bathroom
- Garage/workshop with W/C
- South facing garden
- No forward chain





Total Area: 100.3 m² ... 1080 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		85
(69-80) C		
(55-68) D	64	
(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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