



Winkworth
for every step...

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10 MUDEFORD LANE, CHRISTCHURCH BH23 3HL PRICE £450,000 FREEHOLD

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Beautifully presented semi detached house which has been extended at the rear and fully refurbished throughout.

10 Mudeford Lane, Christchurch BH23 3HL

Price £450,000 Freehold

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Location:

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:

Very well situated for the local Mudeford schools and Stanpit Marsh nature reserve this extended and refurbished semi detached house offers flexible accommodation with potential to create an annexe or further bedroom to the ground floor.

Further benefits include: upgraded kitchen with utility area, attractive stripped timber flooring, off road parking for several cars, plus attractive rear garden.

Located in the Mudeford school's catchment area, an internal viewing is strongly recommended to fully appreciate the excellent finish and full scope of accommodation on offer.

A double-glazed front door leads to an entrance hall with connecting door to lounge/dining room with bay window, gas fire and dividing archway.

The upgraded kitchen at the rear has a range of base and eye level units with half tiled walls and marble work surface. Space for a range style cooker with glass splashback. Space for fridge/freezer, butler sink with mixer tap. Rear window and door.

The extended dining room with engineered oak flooring could be used as a further double bedroom, spacious family room or possibly an annexe. There are double glazed French doors at both ends plus skylight.

From the lounge/dining room a connecting door leads to an inner hall with understairs cloaks cupboard and side door. Bathroom with fitted suite comprising panelled bath, basin and wc.

From the entrance hall stairs to first floor landing, hatch to roof space with fitted loft ladder. The property has the benefit of two first floor double bedrooms, one with fitted bespoke wardrobes, plus shower room with fully tiled shower, basin and wc.

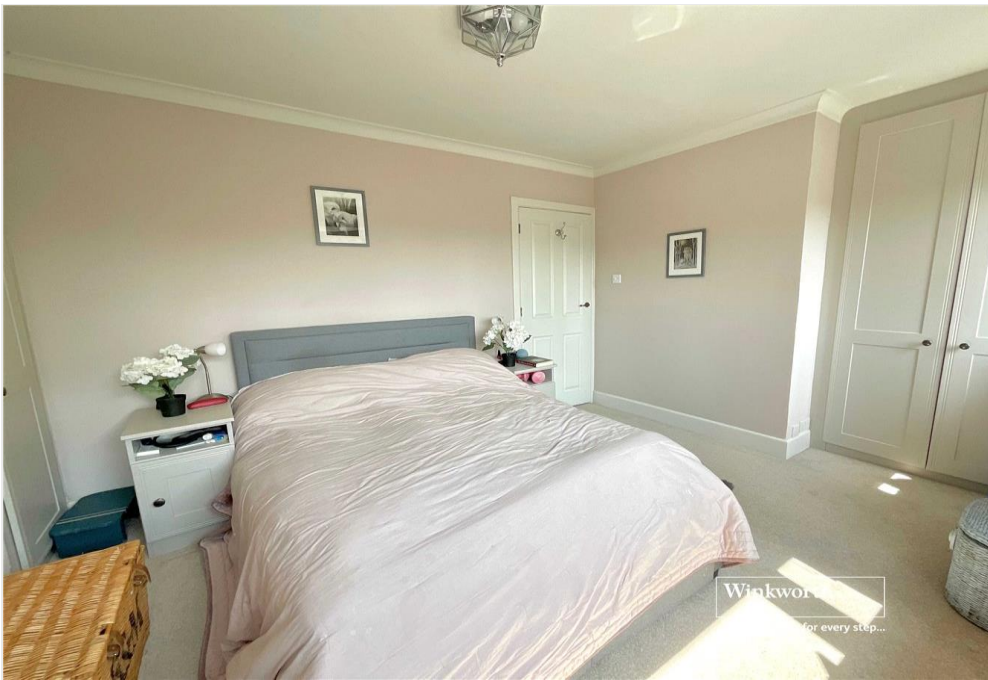
The property is situated in a cul de sac and the front garden has off road parking for two cars, shrub and flower borders.

A carport at the side of the property with twin timber doors, has lots of storage with space/plumbing for washing machine and currently used as a utility room.

The attractive rear garden has a resin bonded patio and path is laid to lawn, shed plus insulated garden chalet with electric power, light. and telephone point. There is a second paved patio.

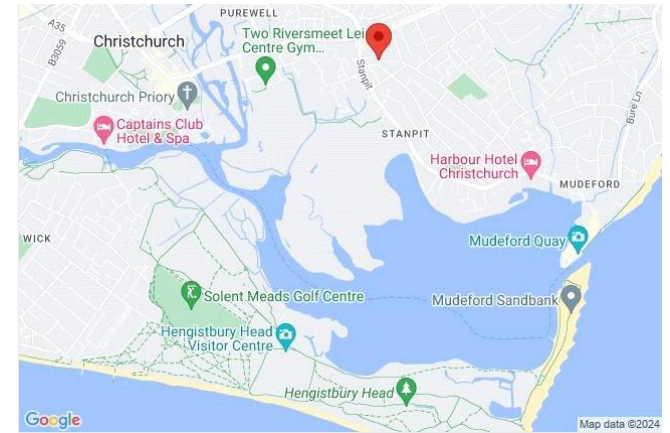
Summary:

- Semi detached house
- Two/three bedrooms
- Fitted kitchen
- Two/three reception rooms
- Two bathrooms
- Rear garden with patio
- Insulated garden chalet with power and light
- Off road parking
- BCP Council tax band C





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		
(69-80) C		78
(55-68) D	58	
(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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