



Winkworth

for every step...

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4 SHELDRAKE ROAD, MUDEFORD, BH23 4BW

PRICE: £575,000

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# Detached bungalow very well situated within a short walk of the picturesque Mundeford quay and sandy Avon beach with a good sized garden offering great scope to extend and improve subject to relevant planning permission.

4 Sheldrake Road, Mundeford BH23 4BW

Price: £575,000 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 Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford Quay is just across the road. 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:

Well situated detached bungalow which could now benefit from some modernisation offering great scope to extend and further improve subject to planning.

Two double bedrooms both with doors to the conservatory.

Front aspect lounge/dining room with fireplace.

Fitted kitchen with a range of base and eye level units and drawers, door to a small porch/utility area at the side.

Spacious entrance porch which could be used as a dining/study area.

Family bathroom with bath, WC and wash hand basin.

Detached garage with twin opening doors, side door and rear aspect window.

Gas fired central heating and UPVC double glazing.

Good sized rear garden which is mainly laid to lawn with a range of mature plants and shrubs. Front garden is mainly laid to patio with driveway at the side providing ample parking space.

Superb location just a few minutes walk to Avon beach and Mundeford quay.

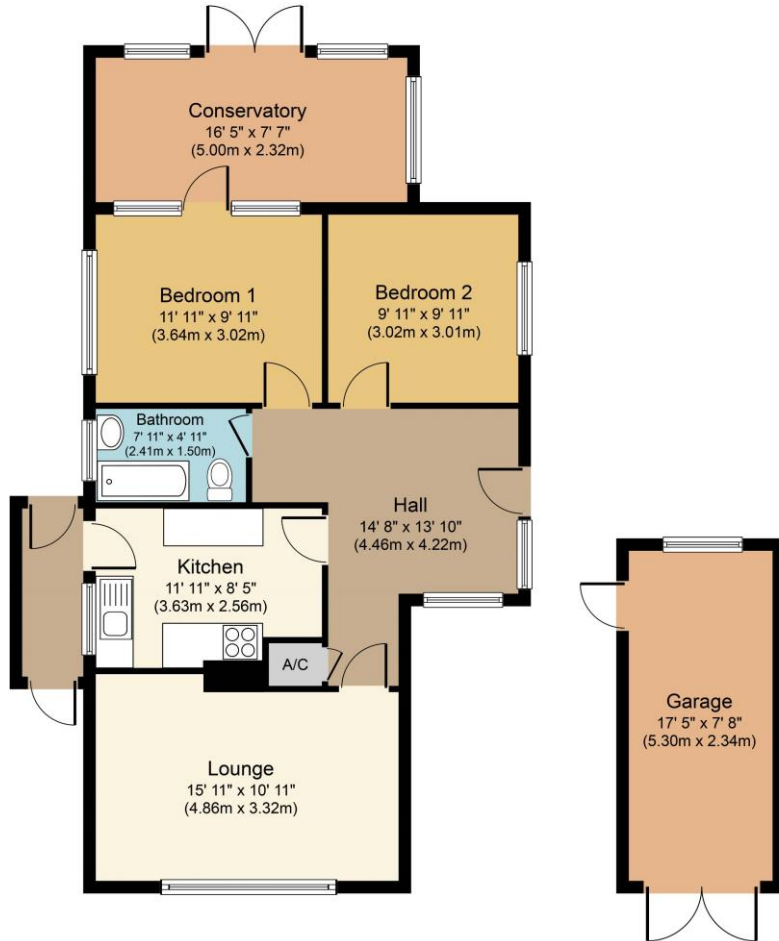
Offered for sale with no forward chain.

BCP Council Tax Band - "D"

## Summary:

- Detached bungalow in need of modernisation
- Two double bedrooms
- Spacious entrance hall
- Lounge/dining room
- Kitchen & side porch
- Family bathroom
- Detached garage & ample off road parking
- Good sized garden
- Great scope to extend & improve
- Close to Avon beach & Mundeford Quay

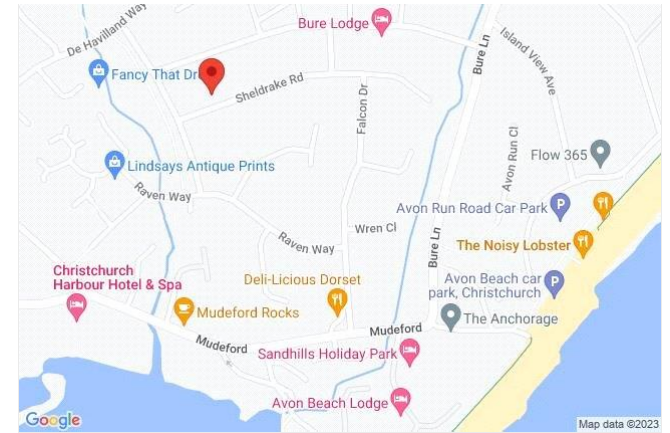




**Approximate Floor Area**  
**856 sq. ft.**  
**(79.5 sq. m.)**

**Garage**  
**Approximate Floor area**  
**132 sq. ft.**  
**(12.2 sq. m.)**

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+)	<b>A</b>	
(81-91)	<b>B</b>	<b>85</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>63</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	