



Winkworth
for every step...

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43 QUEENS ROAD, MUDEFORD BH23 3HH PRICE: £450,000 FREEHOLD

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A charming 1920's semi detached house recently updated by the current owner and very well situated within a short walk of Stanpit Marsh Nature Reserve and approx. 1.5 miles to Christchurch Town centre, Mundeford Quay and award winning beaches.

43 Queens Road, Mundeford BH23 3HH

Price: £450,000

Tenure: Freehold

01425 274444

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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 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 charming 1920's semi detached house recently updated by the current owner and very well situated within a short walk of Stanpit Marsh Nature Reserve and approx. 1.5 miles to Christchurch Town centre, Mundeford Quay and award winning beaches.

Front door leading to entrance porch, glazed door through to entrance hallway with stairs rising to the first floor.

Living room with front aspect window, double-panelled radiator, feature fireplace with wood burner. Double doors leading to kitchen/dining room.

Study with front aspect UPVC double-glazed window, cupboard housing combi boiler, door through to internal hallway.

Ground floor family bathroom with side aspect window, heated towel rail, recently fitted with a new suite comprising low-level flushing WC, pedestal wash hand basin with hot and cold taps, tiled splashback, bath with mixer tap and shower over.

Kitchen/dining room has been recently fitted with a range of new cupboards and wooden worksurfaces with a breakfast bar to one side. Rear aspect window, porcelain sink unit with mixer tap, space for tall fridge/freezer, space for range style cooker with extractor hood over, integrated dishwasher, integrated washing machine, door to the garden.

Sliding doors from the dining area through to a conservatory with pitched glass ceiling and French doors to the garden.

Stairs rise to first floor landing with rear aspect window and loft hatch providing access to loft space.

Master Bedroom with dual aspect windows, fitted wardrobes to one wall. Sliding door providing access to an en Suite shower consisting of low-level flushing WC, wall-mounted wash hand basin with hot and cold taps, shower cubicle with glass opening door and wall-mounted shower spray.

Bedroom two with front aspect window and door to over stairs storage cupboard. Bedroom three has a rear aspect window.

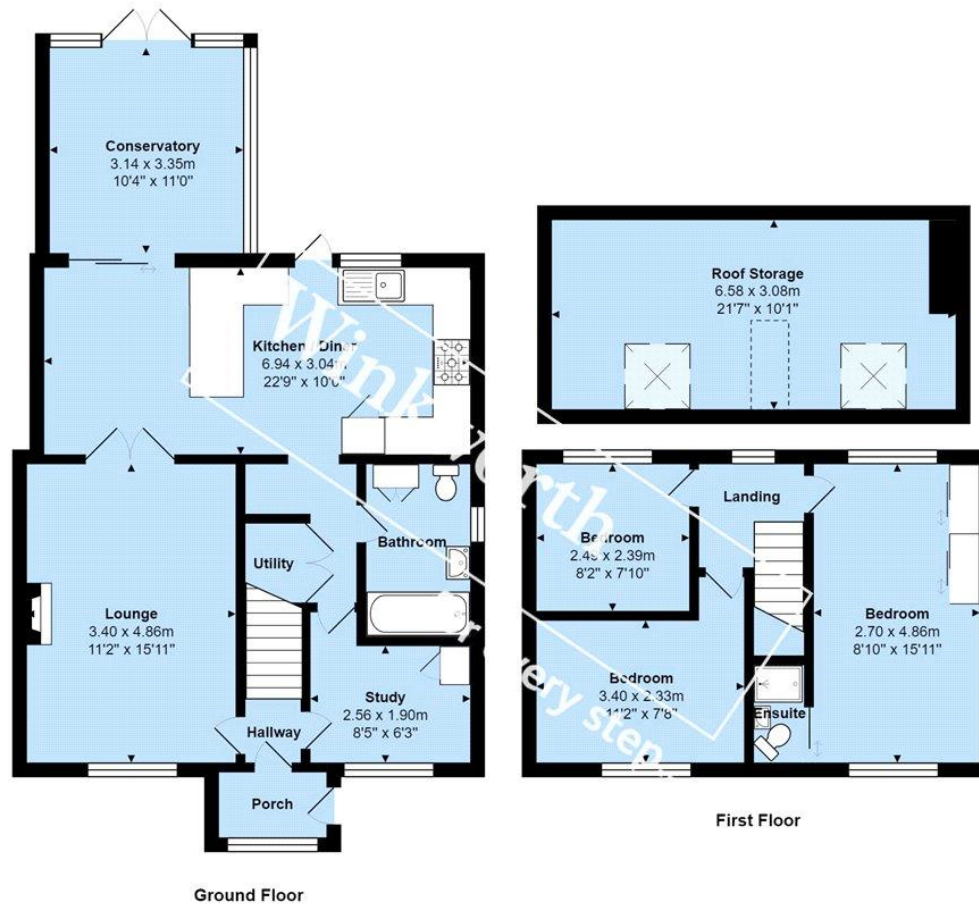
Outside

The property has a brick paved driveway providing off-road parking, enclosed to the front by mature hedging and to the sides by timber fencing. The established rear garden is south facing and mainly laid to lawn. Patio area to the immediate rear of the property which leads to the side providing access via a side gate from the front. A decked area to the rear boundary with pergola and spacious garden room which has light and power.

At a glance...

- 1920's semi detached house
- Three bedrooms
- Lounge with feature fireplace & wood burner
- Recently fitted kitchen/dining room
- Conservatory
- Ground floor study
- Family bathroom & en suite shower room
- Loft room with Velux windows
- Established south facing garden with garden room
- Off road parking for at least two vehicles
- BCP Council Tax Band "D"





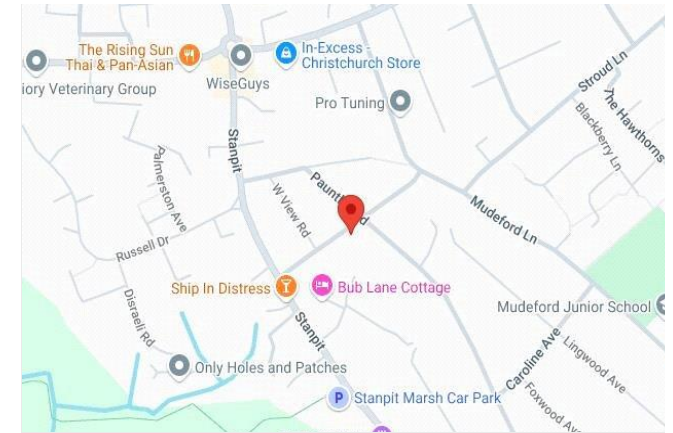
Ground Floor

First Floor



Total Area: 126.1 m² ... 1357 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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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