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8 BURE HOMAGE LANE, MUDEFORD, CHRISTCHURCH BH23 4SQ

PRICE: £475,000

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# An extended and recently refurbished staggered terrace bungalow situated in a quiet no through road within a short walk of the picturesque Mudeford quay and sandy "blue flag" beaches. The property enjoys a south facing garden and ample off road parking space.

8 Bure Homage Lane, Mudeford, BH23 4SQ **01425 274444**  
Price: **£475,000** Tenure: **Freehold** mudeford@winkworth.co.uk

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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 Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. 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:

An extended and recently refurbished staggered terrace bungalow situated in a quiet no through road within a short walk of the picturesque Mudeford quay and sandy "blue flag" beaches;

Three bedrooms with fitted wardrobes

Spacious open plan kitchen/breakfast room with integrated appliances

En suite shower room and separate family bathroom

Landscaped south facing garden with decking to the rear of the bungalow

Garage & ample off road parking at the front

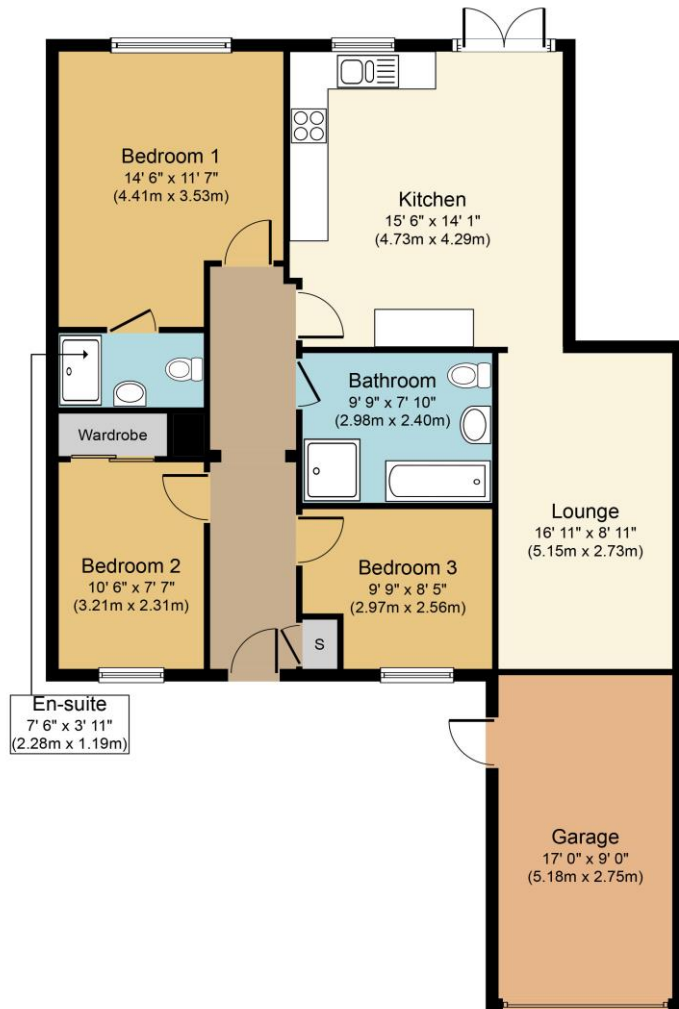
Close to Mudeford quay and sandy "blue flag" Avon beach

## Summary:

- Staggered terrace bungalow
  - Three bedrooms with fitted wardrobes
  - Spacious open plan kitchen/breakfast room with integrated appliances and separate lounge
  - En suite shower room and separate family bathroom
  - Landscaped south facing garden with decking to the rear of the bungalow
  - Garage and ample off road parking at the front
  - Close to Mudeford quay and Avon beach
  - More photos & video tour available online at [www.winkworth.co.uk/estate-agents/mudeford](http://www.winkworth.co.uk/estate-agents/mudeford)
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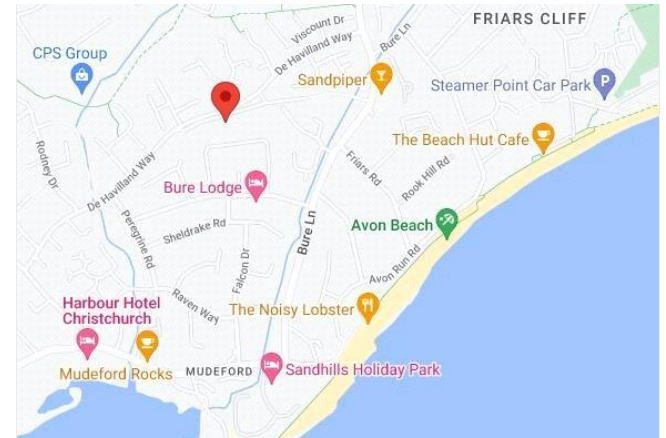




**Approx. Gross Internal Total Floor Area 1,091 sq. ft. (101.4 sq. m.)**

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. 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>56</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	

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