

50 Comet Way, Mudeford, BH23 4JW

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£289,950 *Freehold*

A well-presented terraced house situated in a popular residential location, just a few metres from Mude Valley Nature Reserve and less than a mile from the picturesque Mudeford Quay and award-winning beaches.

KEY FEATURES

- Two double bedrooms
- Lounge/dining room
- Kitchen & conservatory
- Shower room
- Low maintenance garden
- UPVC double glazing & gas central heating
- Allocated parking spaces in nearby block
- Less than a mile from award winning beaches & the picturesque Mudeford quay



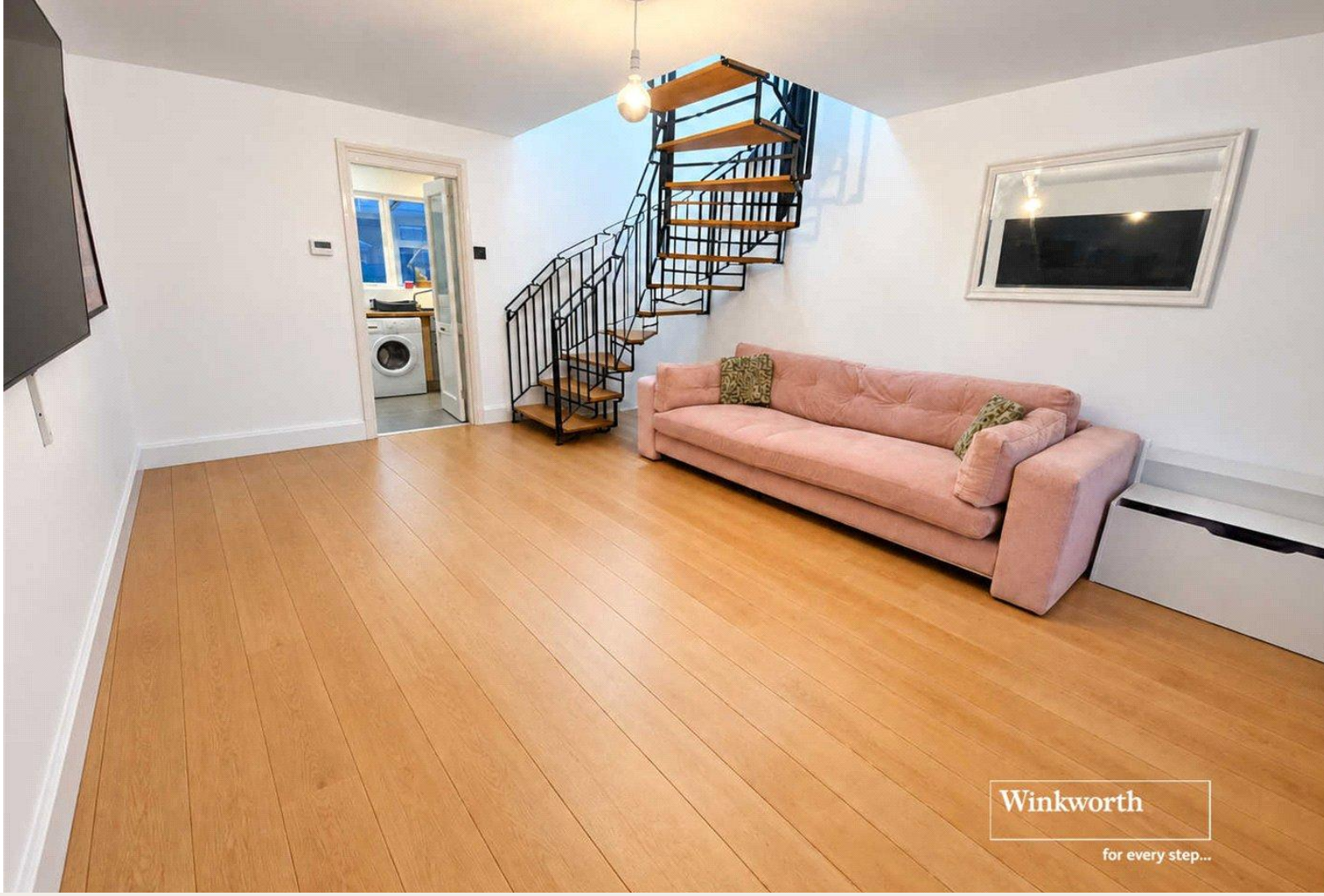


Mudeford

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DESCRIPTION

The front door opens into the lounge/dining room. This room features a front-facing window, a spiral staircase rising to the first floor and a door to the kitchen.

The kitchen is fitted with a range of base and eye-level units, with work surfaces to four sides, an inset gas hob and an electric oven beneath. There is space for a tall fridge/freezer, washing machine and dishwasher. A wall-mounted gas boiler completes the room. Rear aspect window and door to the conservatory.

The conservatory has been equipped with a wash hand basin with shower attachment perfect for anyone looking to us the space for hair or beauty treatments. Rear door to the low maintenance garden.

The first-floor landing provides access to the loft via a hatch with a pull-down ladder.

Bedroom one overlooks the front of the property. Bedroom two has a rear-facing window, built-in wardrobe and a storage/airing cupboard.

The shower room comprises a corner shower enclosure, wash hand basin and WC.

Outside, the low-maintenance garden is mainly laid to lawn with small patio area to the rear of the conservatory and rear gate providing pedestrian access.

The small front garden is also easy to maintain predominantly being laid to gravel.

There is parking on the road outside the house on a first come, first served basis while in the opposite corner is a residents parking area with one allocated space and a smaller allocated space ideal for a motorbike or smaller vehicle.







LOCATION

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the award winning Avon Beach and Friars Cliff Beach 0.7 to 1 mile away. Mudeford Quay is 1.2 miles, and the Mude Valley nature reserve is 1.2 miles.

A short car ride from the property (4.8 miles) is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

3 miles away is the historic town of Christchurch which has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/MUS260168

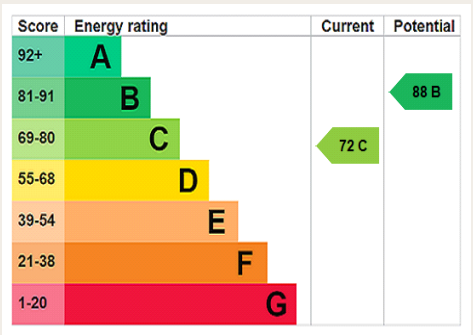
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

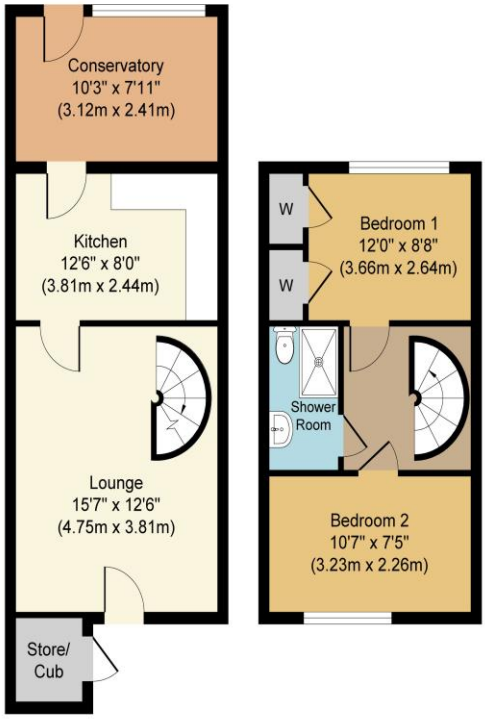
MATERIAL INFO

BCP Council Tax Band: C
EPC rating: C

Services – Mains Gas, Mains Electric, Mains Water & Drainage
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.
Broadband Availability* – Ultrafast available up to 5500mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* https://checker.ofcom.org.uk/ used for information regarding service availability





Ground Floor
Approximate Floor Area
420 sq. ft
(39.01 sq. m)

First Floor
Approximate Floor Area
307 sq. ft
(28.52 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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