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77 MUDEFORD LANE, CHRISTCHURCH, DORSET, BH23 3HW **£425,000 FREEHOLD**

Winkworth

for every step...

Offering great scope to extend and improve (subject to planning), this delightful detached 1930's style bungalow is well positioned opposite Mudeford Junior school and less than a mile from the picturesque Mudeford quay and award winning beaches.

77 Mudeford Lane, Christchurch, Dorset, BH23 3HW

Price: £425,000

Tenure: Freehold

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Situation:

This 1930's style detached bungalow is very well situated in a convenient location opposite Mudeford Junior school and under a mile from the picturesque Mudeford quay and award winning beaches. Stanpit Marsh nature reserve and the Mude Valley nature reserve are both under half a mile away.

Within circa. 5 miles is the New Forest National Park offering some of the country's most stunning countryside. The historic market town of Christchurch, with its picturesque quay, is circa. 2 miles away and has an excellent range of shops, restaurants and amenities.

Description:

The property is approached from the road, a tarmac driveway provides off road parking for a number of vehicles. The front door opens on to a hallway with access to all main rooms, two storage cupboards and loft hatch providing access to the loft space.

There is a lounge/dining room at the rear of the bungalow with rear and side aspect windows, feature stone open fireplace and door through to the conservatory.

The conservatory enjoys a triple aspect with views over the sunny garden, UPVC construction on a brick base with triple polycarbonate roof and door to the rear.

There is a fitted kitchen with a range of base and eye level units and drawers, stainless steel sink unit, space for cooker, space for low level fridge/freezer, side aspect window and door.

A fully tiled shower room has a walk-in shower cubicle, wash hand basin, w.c. and side aspect window.

At the front are two double bedrooms, the main bedroom has a front aspect bay window and some fitted furniture while bedroom two also has a front aspect window.

Secure garage at the side has twin opening doors to the front, rear aspect window and door to the garden, light and power.

Externally, the property enjoys a delightful south facing rear garden which is mainly laid to lawn and well stocked with a range of flowers and shrubs. The front garden is also mainly laid to lawn and is again stocked with some flowers and shrubs.

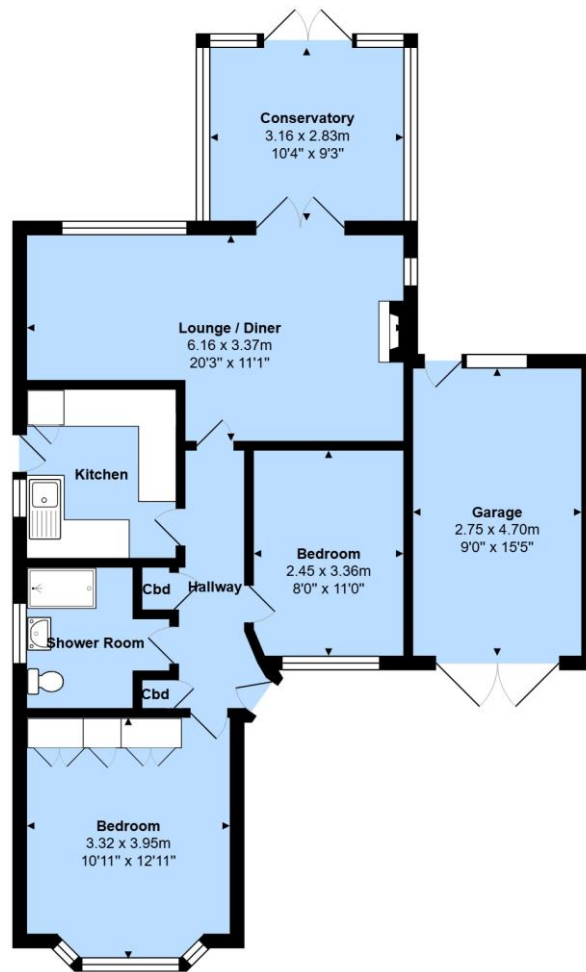
Agents note:

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

At a glance...

- Detached 1930's style bungalow
- Two double bedrooms
- Lounge/dining room
- Kitchen & conservatory
- Shower room
- Garage & off road parking
- Delightful south facing garden
- No forward chain
- Great scope to extend & improve stpp
- BCP Council Tax Band = "C"





Total Area: 82.1 m² ... 884 ft²

All measurements are approximate and for display purposes only



Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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