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19 BURE HAVEN DRIVE, MUDEFORD, CHRISTCHURCH BH23 4BS **PRICE: £500,000 FREEHOLD**

Winkworth

for every step...

Great opportunity to purchase this delightful detached bungalow in a sought after location close to award winning beaches with scope to extend and improve subject to relevant planning.

19 Bure Haven Drive, Mudeford, Christchurch BH23 4BS

Price: £500,000

Tenure: Freehold

01425 274444

mudeford@winkworth.co.uk

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. The picturesque Mudeford Quay is also nearby.

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:

Great opportunity to purchase this delightful detached bungalow in a sought after location close to award winning beaches with scope to extend and improve subject to relevant planning.

Spacious sunroom at the front of the bungalow with door to entrance porch and then further door into internal hallway.

Three double bedrooms with the master and bedroom two benefiting from fitted wardrobes. Bedroom three is currently used as a separate dining room with French doors to the garden.

Good sized lounge with front and side aspect windows, feature stone fireplace with inset gas fire.

Fitted kitchen with a range of base and eye level units and drawers, inset stainless steel sink unit, space for appliances including range style cooker and tall fridge/freezer. Door to conservatory/utility room with doors to the garage and rear garden. Space and plumbing for washing machine and tumble dryer.

Shower room with side aspect window, walk-in shower, low level WC and wash hand basin. Separate cloakroom with side aspect window, wash hand basin and WC.

Integral garage with up and over door, rear door to conservatory, light and power.

Gas fired central heating and UPVC double glazing.

Private and enclosed rear garden which is mainly laid to lawn with some flower and shrub borders, hard stand with timber shed to one corner. Paved patio area.

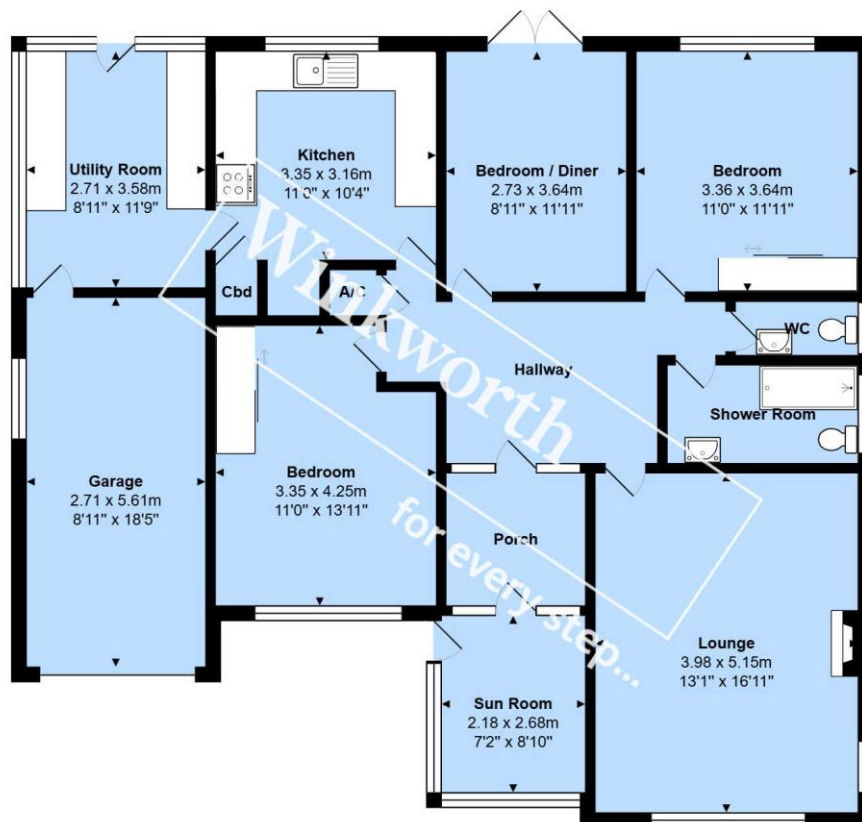
Front garden is mainly laid to lawn with a range of shrubs and plants. Driveway provides ample off road parking space. Side gate provides access to the garden.

Superb location just a few minutes walk to award winning beaches and the picturesque Mudeford quay.

At a glance...

- Delightful detached bungalow
- Three double bedrooms
- Lounge/dining room
- Kitchen & separate utility room
- Shower room
- Enclosed rear garden
- Garage & ample off road parking
- Short walk to the picturesque Mudeford quay & award winning beaches
- Scope to extend and improve subject to planning
- No forward chain
- BCP Council Tax Band = "E"

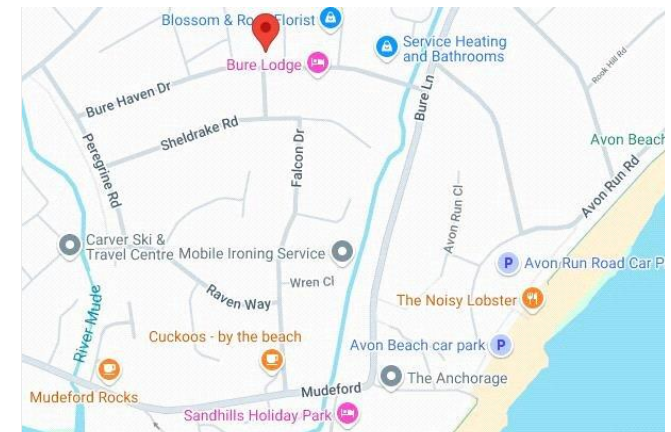




Total Area: 127.9 m² ... 1377 ft²
All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Mundeford | 01425 274444 | mundeford@winkworth.co.uk

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