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17 CHARLOTTE CLOSE, MUDEFORD, CHRISTCHURCH BH23 4DF PRICE: £535,000 FREEHOLD

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# Very well situated detached bungalow enjoying a good sized garden with great scope to extend and improve (subject to planning).

17 Charlotte Close, Mudeford, BH23 4DF

Price: £535,000

Tenure: Share of Freehold

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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. 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:

Very well situated detached bungalow enjoying a good sized garden with great scope to extend and improve (subject to planning). The award winning Avon beach and picturesque Mudeford quay are just a short walk away.

Spacious entrance porch leading through to internal hallway.

Two double bedrooms, both with built-in wardrobes. Shower room with walk-in shower, low level WC and wash hand basin.

"L" shaped lounge/dining room with feature purbeck stone fireplace and sliding patio doors to the garden.

Fitted kitchen with a range of base and eye level units and drawers, inset sink unit with mixer tap, low level electric oven, inset gas hob with extractor hood over. Serving hatch through to dining area and rear door to conservatory.

Conservatory is of UPVC construction on a brick base with timber floor, triple polycarbonate ceiling and French doors opening to the garden.

Garage at the side of the bungalow with up and over door leading through to a workshop area at the rear. There is a garden room and outside WC at the side of the garage.

Good sized attractive garden at the rear well stocked with a range of mature shrubs and plants. Large garden pond with ornamental bridge over, paved patio area to the immediate rear of the bungalow.

Front garden is mainly laid to gravel with a range of mature hedges and plants. Driveway provides ample off road parking space.

Superb location just a few minutes walk to the sandy "blue flag" Avon beach and picturesque Mudeford quay.

## Summary:

- Detached bungalow
- Two double bedrooms
- "L" shaped lounge/dining room
- Kitchen
- Conservatory
- Shower room
- Garage, workshop & off road parking
- Garden room & outside WC
- Good sized garden
- Short walk to award winning beaches & picturesque Mudeford quay
- Scope to extend & improve subject to planning
- No forward chain
- BCP Council Tax Band = "D"



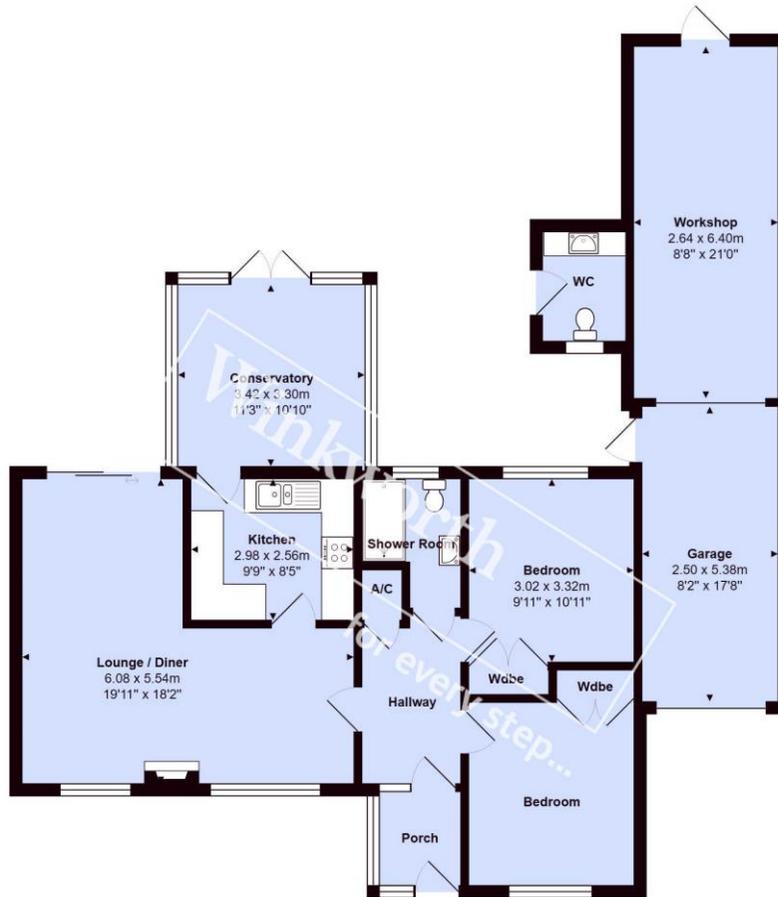
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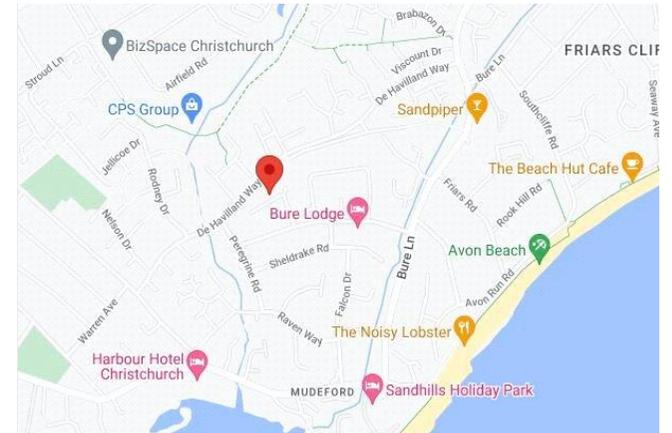


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Total Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup> (excluding workshop, wc, garage)

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>79</b> |
| (55-68) <b>D</b>                            | <b>59</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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