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17 ANCHOR CLOSE, MUDEFORD, CHRISTCHURCH BH23 4AJ £475,000 **FREEHOLD**

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Delightful semi detached town house in an exceptional position just a short stroll from the picturesque Mudeford quay and award winning beaches.

17 Anchor Close, Mudeford BH23 4AJ

Price: **£475,000**

Tenure: **Freehold**

01425 274444

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Location:

The house is very well situated between the award winning Avon Beach and the picturesque Mudeford Quay, Steamer Point Nature Reserve and Stanpit Marsh Nature Reserve are within easy reach.

Also nearby is the New Forest National Park offering some of the country's most stunning countryside. The nearby town of Christchurch with its picturesque quay has an excellent range of shopping, dining and various other amenities with more extensive facilities found further afield in Bournemouth.

Christchurch and Hinton Admiral stations provide regular train services to Bournemouth, Southampton, Clapham Junction and London Waterloo. Bournemouth and Southampton Airports are also within easy reach.

Description:

Delightful semi detached town house in an exceptional position just a short stroll from the picturesque Mudeford quay and award winning beaches. This well presented two bedroom, two bath/shower room house would be perfect for those downsizing or looking for a lock up and leave style second home close to the beach.

The ground floor includes a spacious entrance hall with stairs leading to the first floor. Garage with electric roller door. Ground floor double bedroom with rear aspect window and fitted wardrobes. There is also a ground floor shower room with front aspect window, shower cubicle, wash hand basin and WC.

Stairs rise to the first floor where there is a cloakroom, triple aspect lounge/dining room with patio doors leading to a west facing sun balcony. There is a separate fitted kitchen with rear aspect window, range of base and eye level cupboards and drawers, space for tall fridge/freezer, built-in electric double oven, integrated gas hob and one and a quarter bowl sink unit with drainer.

Stairs then rise from the first floor landing to the second floor where there is a study area with front aspect window and door to airing cupboard. Door to a further double bedroom with dual aspect dormer windows, fitted wardrobes and en suite bathroom with rear aspect dormer window, panelled bath with shower over, wash hand basin and WC.

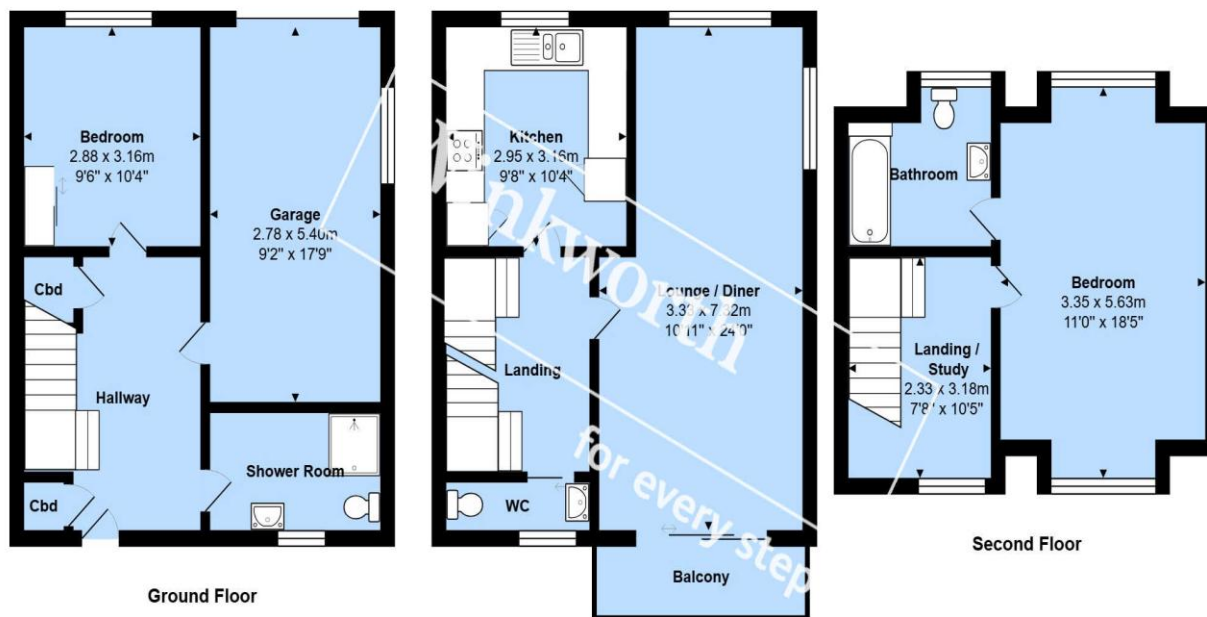
There are three areas of communal parking available within the development which are maintained by Slatemark Residents Association Ltd. Each freeholder owns a 1/31 share of Slatemark.

A maintenance charge of approx. £250 per annum is payable for the upkeep of the communal areas which is set at the owners AGM each year.

At a glance...

- Semi detached town house in an exceptional position just a short stroll from the picturesque Mudeford quay and award winning beaches
- Two double bedrooms (Ground & Second Floor)
- En suite bathroom & separate ground floor shower room
- Dual aspect lounge/dining room
- West facing sun balcony
- Fitted kitchen with space for a range of appliances
- First floor cloakroom
- Integral garage with electric roller door
- Residents private communal parking area
- UPVC double glazing and gas central heating





Ground Floor

First Floor

Second Floor



Total Area: 114.8 m² ... 1236 ft² (excluding balcony)

All measurements are approximate and for display purposes only



Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, limited/no coverage from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under “Part C” of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mudeford | 01425 274444 | mudeford@winkworth.co.uk

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