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2 HOWE CLOSE, MUDEFORD, CHRISTCHURCH BH23 3JA

PRICE: £425,000

Winkworth

for every step...

Detached bungalow with scope to extend and improve (stpp) well situated within a short walk of the picturesque Mudeford quay and sandy "blue flag" Avon beach.

2 Howe Close, Mudeford, BH23 3JA

Price: £425,000 Tenure: Freehold

01425 274444

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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 "blue flag" Avon Beach and Friars Cliff Beach easily accessible.

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:

Detached bungalow with scope to extend and improve (stpp) well situated within a short walk of the picturesque Mudeford quay and sandy "blue flag" Avon beach. Offered with no forward chain.

Two double bedrooms with rear aspect windows, built in wardrobes and access to the garden from bedroom two.

Fully tiled Shower room with shower cubicle, wash hand basin and low level WC. Door to storage cupboard.

Kitchen with side aspect window, work surfaces to two sides with a range of fitted cupboards and drawers, space for cooker, space for tall fridge/freezer, integrated sink unit.

"L" shaped lounge/dining room with two front aspect windows.

Small entrance porch opens on to an entrance hall with doors to airing cupboard housing gas fired combi boiler and separate storage cupboard.

Mainly gravelled front garden with tarmac driveway at the side leading to a garage with up and over door, light, power, rear aspect window and door.

Enclosed rear garden which has been mainly laid to paving stones with a raised decked area to one corner. Enclosed to one side by brick wall and to the other side and rear by fencing.

BCP Council - Tax Band = "D"

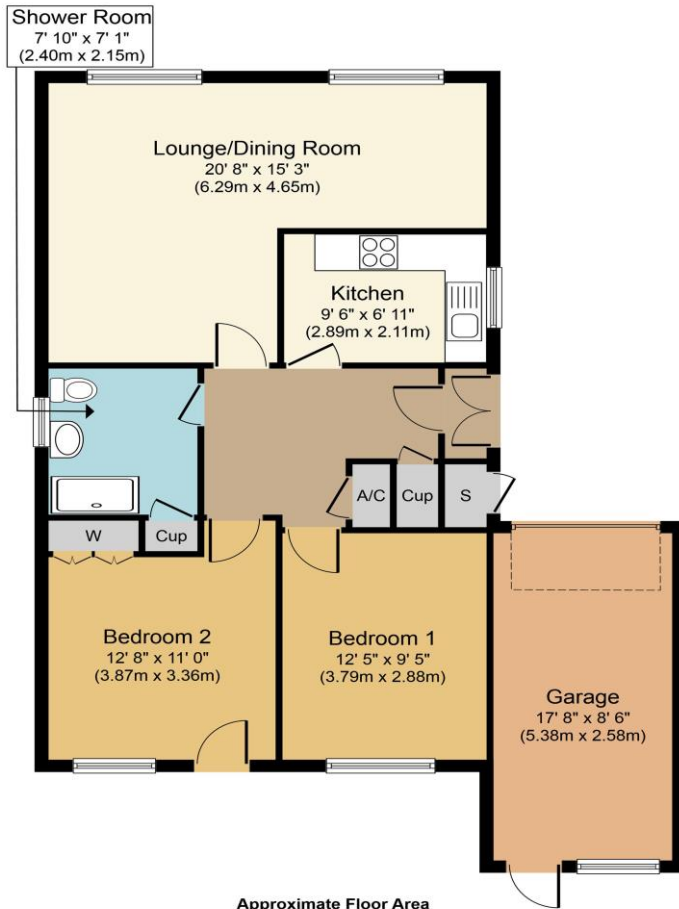
Summary:

- Well situated detached bungalow
- Two double bedrooms
- "L" shaped lounge/dining room
- Kitchen
- Shower room
- Garage & off road parking
- Enclosed rear garden
- Potential to extend & improve (stpp)
- Short walk to Avon beach & Mudeford quay
- Offered with no forward chain

Directions:

From our Mudeford office turn right onto Mudeford, at the Christchurch Harbour Hotel turn right onto Mudeford Lane then take the first turning right into De Havilland Way. Howe Close is the first turning on the right hand side and the bungalow can be found immediately on the left hand side.





Approximate Floor Area
911 sq.ft.
(84.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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