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4 DUNEDIN GROVE, FRIARS CLIFF, CHRISTCHURCH, BH23 4HN PRICE: £550,000

Winkworth

for every step...

Very well situated detached bungalow in exclusive Friars Cliff now in need of some modernisation with great scope to extend and improve (subject to relevant permissions).

4 Dunedin Grove, BH23 4HN
Price: £550,000 Tenure: Freehold

01425 274444
mundeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy 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:

Very well situated detached bungalow in exclusive Friars Cliff with a good size garden now in need of some modernisation with great scope to extend and improve (subject to relevant permissions)

Front door opens on to a spacious entrance hall/study area.

Living room with front aspect bay window and feature fireplace.

Kitchen with side window and door, range of fitted units and drawers.

Three double bedrooms, family bathroom and separate cloakroom.

Conservatory at the rear with access to the garden.

Detached garage with up and over door. Ample off road parking space to the side of the bungalow.

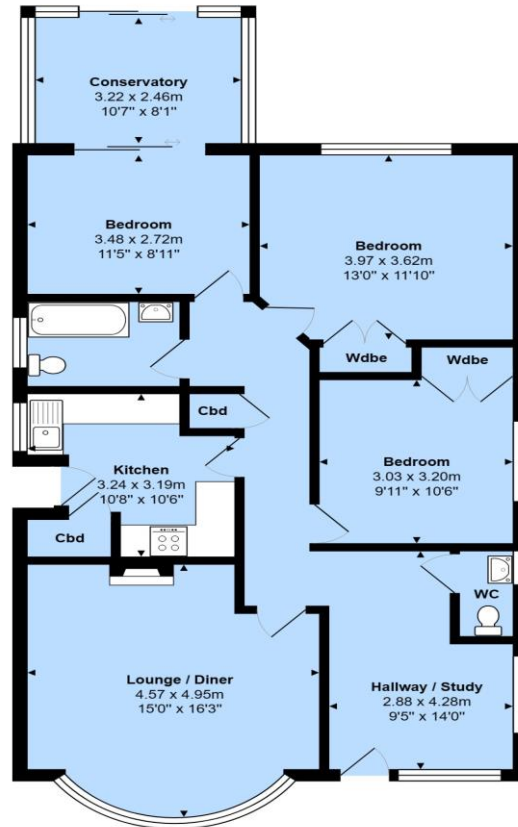
Well cared for and good sized garden stocked with a range of mature shrubs, plants and trees.

Offered for sale with no forward chain.

Summary:

- Very well situated detached bungalow
- Three double bedrooms
- Living room with feature fireplace
- Kitchen & conservatory
- Family bathroom & separate WC
- Spacious entrance hall/study area
- Garage & off road parking
- Well cared for & good sized garden
- Scope to extend & improve subject to planning
- Quiet cul-de-sac location
- Short walk to local beaches
- No forward chain
- BCP Council – Tax Band: "E"





Total Area: 101.8 m² ... 1096 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C	65	
(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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Mudford | 01425 274444 | mudford@winkworth.co.uk



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