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139 MUDEFORD, CHRISTCHURCH BH23 4AF **£499,950 FREEHOLD**

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A well-presented end of terrace house situated in a sought after location circa. 500 metres from award winning Avon Beach and circa. 650 metres from the picturesque Mudeford quay.

139 Mudeford, Christchurch BH23 4AF

Price: £499,950

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 the picturesque Mudeford Quay (circa. 650 metres) and the award winning Avon Beach (circa. 500 metres) nearby. A short car ride from the property is the New Forest National Park (circa. 6 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa. 2.5 miles) 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

A well-presented end of terrace house measuring circa. 1300 sq. ft. very well situated in a sought after location circa. 500 meters from award winning Avon Beach and circa. 650 meters from the picturesque Mudeford quay.

Three double bedrooms to the first floor with the principal bedroom enjoying a built in wardrobe and en suite shower room.

There is also a separate family bathroom to the first floor and loft hatch providing access to the loft space.

The ground floor includes a spacious lounge/dining room with dual aspect windows, chimney breast with wall mounted electric fire and tiled hearth below.

Fitted kitchen with a range of base and eye level units, drawers, sink unit, electric hob, space for dishwasher and space for tall fridge/freezer. Separate utility room with space for washing machine and tumble dryer.

Useful information

Services – Mains Electric, Mains Water & Drainage

Mobile Network Coverage* - Likely outside with all major providers, limited coverage from some providers inside.

Broadband availability* - Ultrafast available up to 1000mps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability.

At a glance...

- Three double bedrooms
- Dual aspect Lounge/dining room
- Kitchen
- Family bathroom & en suite shower room
- Ground floor cloakroom
- Utility room
- Garage & parking
- Gas fired central heating & UPVC double glazing
- Circa. 500 metres to Avon Beach and circa. 650 metres to Mudeford Quay
- Offered with no forward chain
- BCP Council Tax Band = "E"



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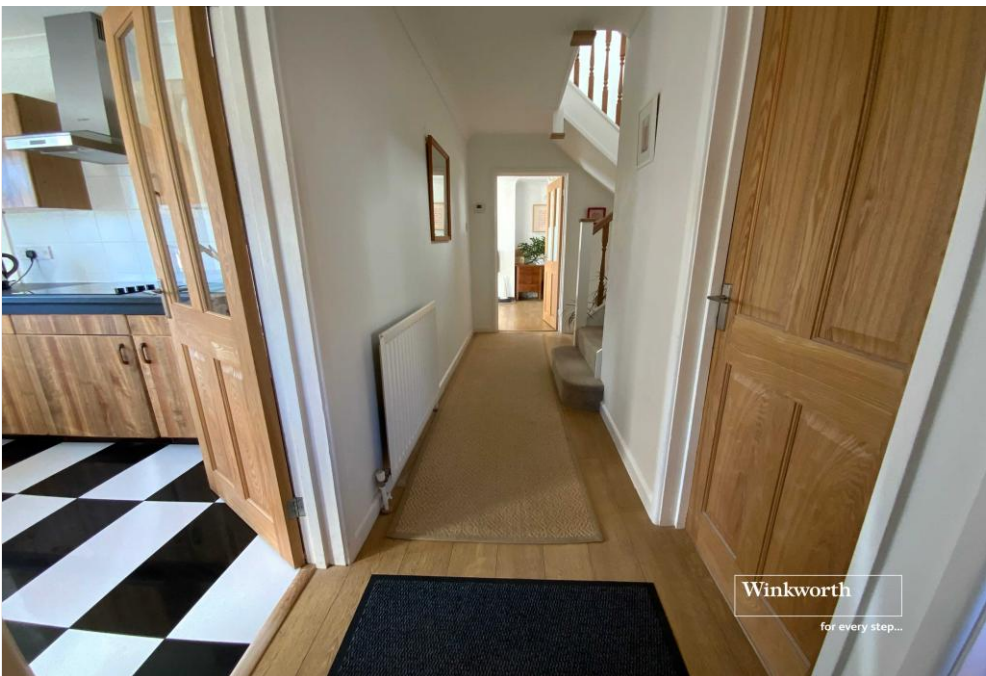
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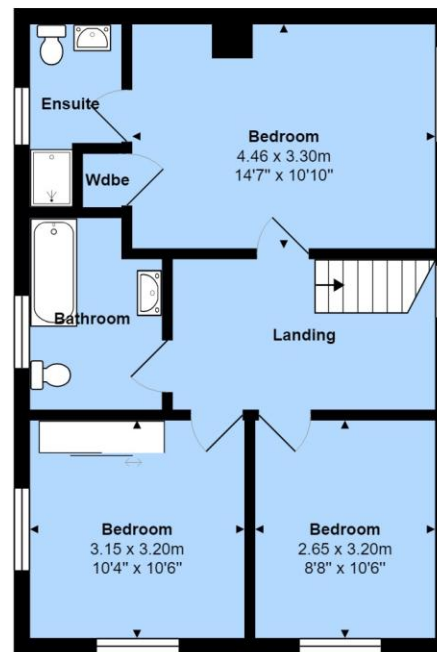
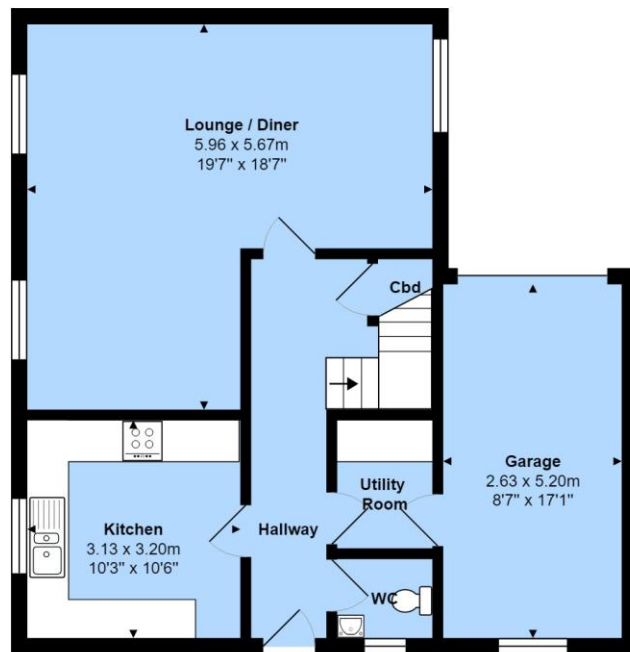


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Ground Floor

First Floor

Total Area: 122.1 m² ... 1314 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		
(69-80) C		80
(55-68) D	68	
(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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