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5 MUDE GARDENS, MUDEFORD, CHRISTCHURCH BH23 4AR **PRICE: £550,000 FREEHOLD**

Winkworth

for every step...

Extended and recently refurbished terraced house backing onto the River Mude with direct access for kayaks/paddle boards.

5 Mude Gardens, Mudeford BH23 4AR

Price: £550,000

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 Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is a short walk away.

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:

Extended and recently refurbished terraced house backing onto the River Mude with direct access for kayaks/paddle boards. The property is presented in immaculate condition and is just a short walk from the picturesque Mudeford quay and the award winning Avon beach.

Front door opens onto a spacious hallway which in turn opens through into the lounge/diner with bi-fold doors to the garden and inset living flame gas fire.

Fitted kitchen with front aspect window, work surfaces to three sides, inset sink unit, range of base and eye level units and drawers. Space for range style cooker, space for tall fridge freezer and space for dishwasher.

Door to utility room with space and plumbing for washing machine and tumble dryer. Door to ground floor shower room with walk-in shower, low level WC and wash hand basin.

Stairs rise from the ground floor to the first floor landing. The upstairs has two double bedrooms, both with built-in wardrobes. The third bedroom is a single or perfect as a home office space.

Luxury family bathroom fitted with a suite comprising walk-in shower, tiled bath, low level WC and wash hand basin.

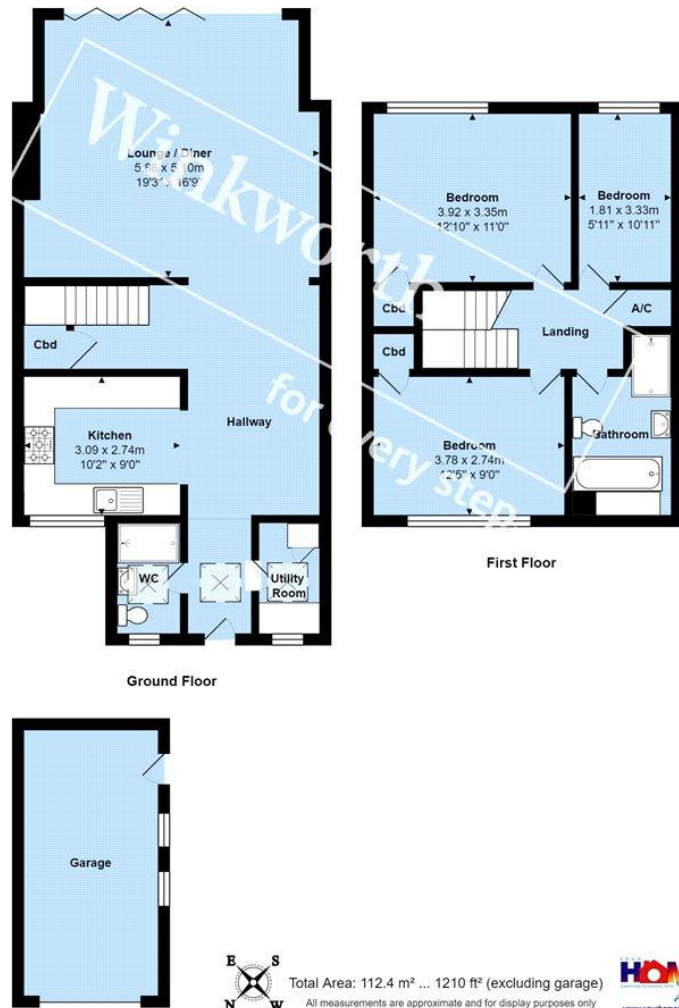
Beautifully landscaped south east facing garden with porcelain tiles, artificial grass and well stocked with a range of shrubs and plants. Wooden sleepers have been used to create a pontoon perfect for launching a kayak/paddle board from into the River Mude.

Detached garage at the front with up and over door, light, power, two side windows and side door. Brick paved driveway provides ample off road parking space.

Summary:

- Extended & refurbished terraced house
- Three bedrooms
- Spacious lounge/diner with bi-fold doors to the garden
- Kitchen & separate utility room
- First floor family bathroom
- Ground floor shower room
- Detached garage
- Off road parking
- Landscaped south east facing garden
- Direct access to River Mude
- BCP Council Tax Band = "E"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	75	
(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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