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90 COMET WAY, MUDEFORD, CHRISTCHURCH BH23 4JW PRICE: £309,950 FREEHOLD

Winkworth

for every step...



# Extended end of terrace house very well situated adjacent to Mudeford Wood community centre and within a short walk of award winning beaches and the picturesque Mudeford quay.

90 Comet Way, Mudeford BH23 4JW

Price: **£309,950**

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 Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay and Stanpit Marsh Nature Reserve are within walking distance.

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.

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.

## Description:

Extended end of terrace house very well situated adjacent to Mudeford Wood community centre and within a short walk of award winning beaches and the picturesque Mudeford quay. This private location enjoys an outlook over fields and greenery.

The front door opens onto a good sized entrance hall (can fit a double buggy) which leads through into the lounge which has a spiral staircase leading to the first floor. There is a feature fireplace custom made from one piece of Wood sourced from Wales.

The kitchen has a modern range of base and eye level units with roll top work surfaces to two sides, there's space for a small table and chairs, an inset one and a half bowl stainless steel sink unit with mixer tap and a side drainer, gas oven with hob over, space and plumbing for a washing machine and dishwasher, space for a tall fridge freezer. Ceiling lantern, dual aspect windows and door to the garden.

There are two ground floor bedrooms accessed from the lounge with one currently used as a home office/craft room. The main bedroom can be found on the first floor and is a good size double room, it overlooks the rear aspect and has space for wardrobes to one side.

The family bathroom is well appointed with a white suite including low level WC, wash hand basin, bath with mixer tap and shower over, tiled walls and heated towel rail.

## Outside

The rear garden has been laid to artificial grass for ease of maintenance and is edged with paved patio stones. To one side is a timber shed and the garden is enclosed by timber fencing. At the front of the property is a timber gate and fencing with bin store area and paved path leading to the front door.

There is an allocated parking space available in a nearby designated residents parking area along with free parking available for all residents nearby.

## At a glance...

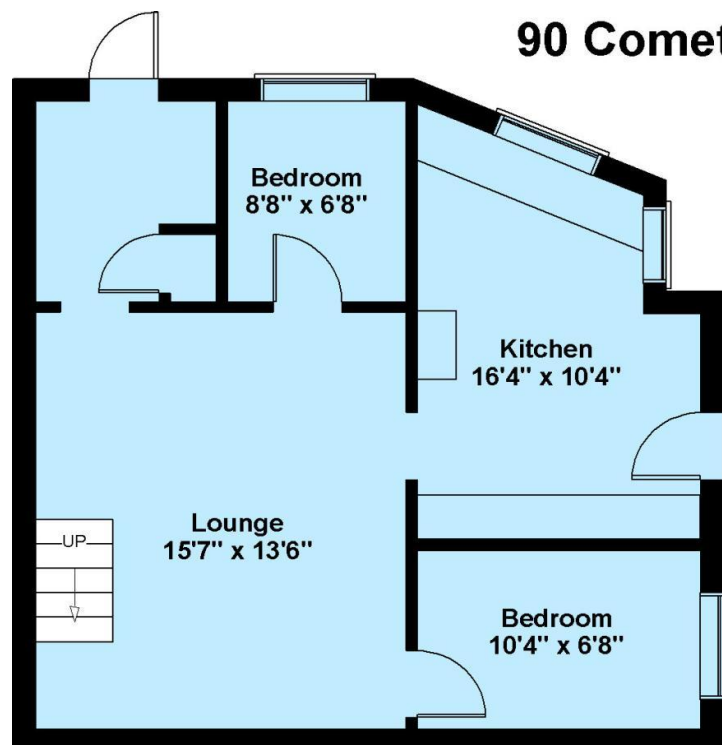
- Extended end of terrace house
- Three bedrooms
- Lounge/dining room with feature fireplace
- Kitchen
- Two custom made skylight windows
- Family bathroom
- Enclosed rear garden
- Adjacent to Mudeford Community centre
- Short walk to award winning beaches, local schools & Mudeford quay
- Offered with no forward chain
- BCP Council Tax Band = "B"



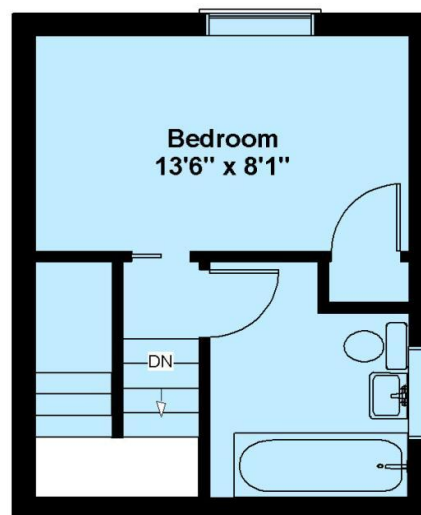




## 90 Comet Way



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans

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### 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             |         | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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