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2C CURLEW ROAD, MUDEFORD, BH23 4DB £325,000 FREEHOLD

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Terraced house in a popular residential location within circa. 1 mile of the picturesque Mudeford quay and award winning beaches.

2C Curlew Road, Mudeford, Christchurch , Dorset, BH23 4DB

Price: **£325,000**

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 (circa. 1 mile) easily accessible. The picturesque Mudeford Quay (circa. 1 mile) and Christchurch Harbour is close by.

A short car ride from the property is the New Forest National Park (circa. 5 miles) offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch (circa 2 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.

Description:

Terraced house in a popular residential location within circa. 1 mile of the picturesque Mudeford quay and award winning beaches. Mudeford Wood community centre and Mudeford Junior school are both under half a mile away. The property could not benefit from some modernisation and is offered with no forward chain.

Paved path leads to a UPVC front door opening onto an entrance hall with stairs to the first floor. Door into a dual aspect lounge/dining room with understairs storage cupboard.

Door to kitchen which has been fitted with a range of cupboards and drawers, sink unit, space for appliances and door to storage cupboard. Rear door to the conservatory which is a wooden and glass structure which could now benefit from being replaced. Doors from the conservatory lead out into the garden.

The first floor landing has a loft hatch providing access to the loft space.

Bedroom one has a built in wardrobe and front aspect window. Bedroom two also has a built in wardrobe and rear aspect window overlooking the garden. Bedroom three has a front aspect window and would make a perfect office or nursery.

The family bathroom has a rear aspect frosted window, suite comprising bath with shower over, w.c. and wash hand basin.

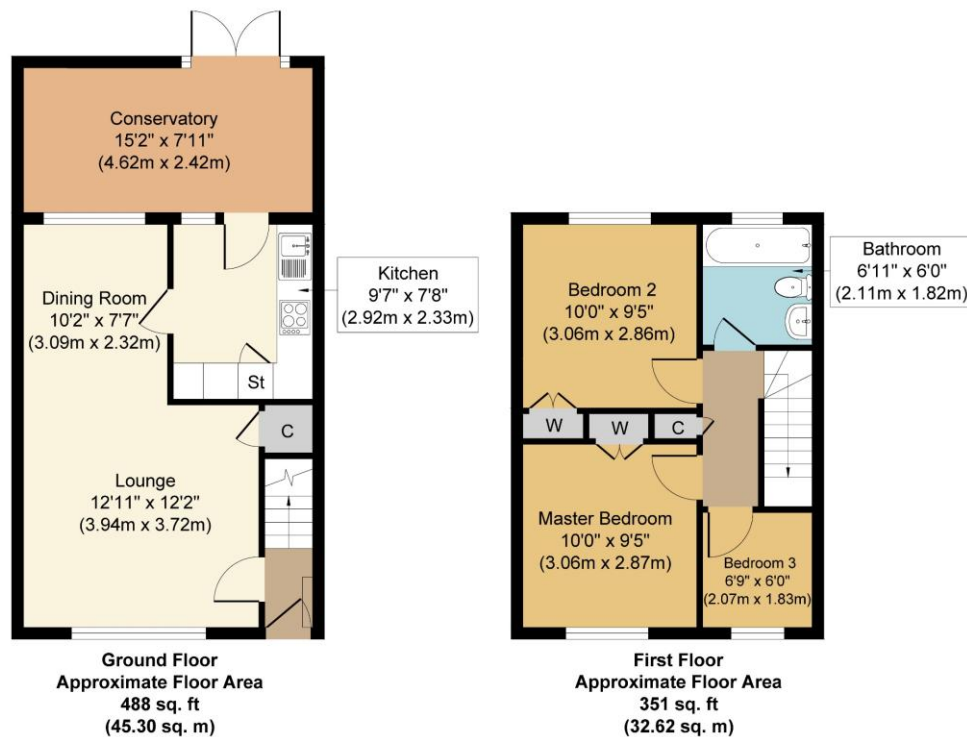
Externally, the property enjoys a mature south west facing garden with space at the rear for a timber shed. Rear timber gate leads via a path to the garage block. The garage for this property is the second one in on the left hand side.

The property also benefits from UPVC double glazing and gas fired central heating throughout.

At a glance...

- Terraced house
- Three bedrooms
- Dual aspect lounge/dining room
- Kitchen
- Conservatory
- Family bathroom
- Enclosed south west facing garden
- Garage in nearby block
- In need of some modernisation
- Under a mile to the quay and award winning beaches
- No forward chain
- BCP Council Tax Band = "C"





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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Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Likely outside with all major providers, some restrictions 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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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