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32 HOWARD CLOSE, MUDEFORD, BH23 3HY PRICE: £325,000 FREEHOLD

Winkworth

for every step...

A beautifully presented two double bedroom end of terrace house situated in a quiet cul-de-sac in Mudeford within a short walk of the picturesque Mudeford quay, award winning beaches, local schools and Mudeford Wood.

32 Howard Close, Mudeford, Christchurch Dorset BH23 3HY

Price: **£325,000**

Tenure: **Freehold**

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mudeford's award winning Avon Beach and Friars Cliff Beach easily accessible. The picturesque 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.

Description:

A beautifully presented two double bedroom end of terrace house situated in a quiet cul-de-sac in Mudeford within a short walk of the picturesque Mudeford quay, award winning beaches, local schools and Mudeford Wood. The house benefits from good size rooms throughout, conservatory, superb garden room and a single garage.

A UPVC double glazed door leads into an enclosed entrance porch, from here, a door leads into the living room. The living room is bright, airy and spacious, has stairs rising up to the first floor and a door leads into the kitchen.

The kitchen has a modern and bright range of wall mounted and floor standing units which are surmounted by squared edge worktops, there's an inset sink unit with mixer taps and a side drainer, integrated washing machine and dishwasher, built in electric oven, inset 4 burner gas hob with an extractor hood

over, space for a tall fridge freezer, tiled flooring. Space for low level fridge/freezer or tumble dryer.

A UPVC double glazed door leads into the conservatory. The conservatory is of UPVC construction and of a good size, has a pitched roof and benefits from central heating, sliding door leads out from the side to the rear garden.

From the first-floor landing there's a hatch up to the loft space and doors lead into the bedrooms and family bathroom. Both bedrooms are good size double rooms and are beautifully decorated. The bathroom has been fully tiled and fitted with a white suite comprising panelled bath with shower over, wash hand basin and WC.

The landscaped rear garden is wonderfully laid out with a small pond, Indian sandstone paving and raised railway sleepers to the sides that display a colourful variety of plants and shrubs.

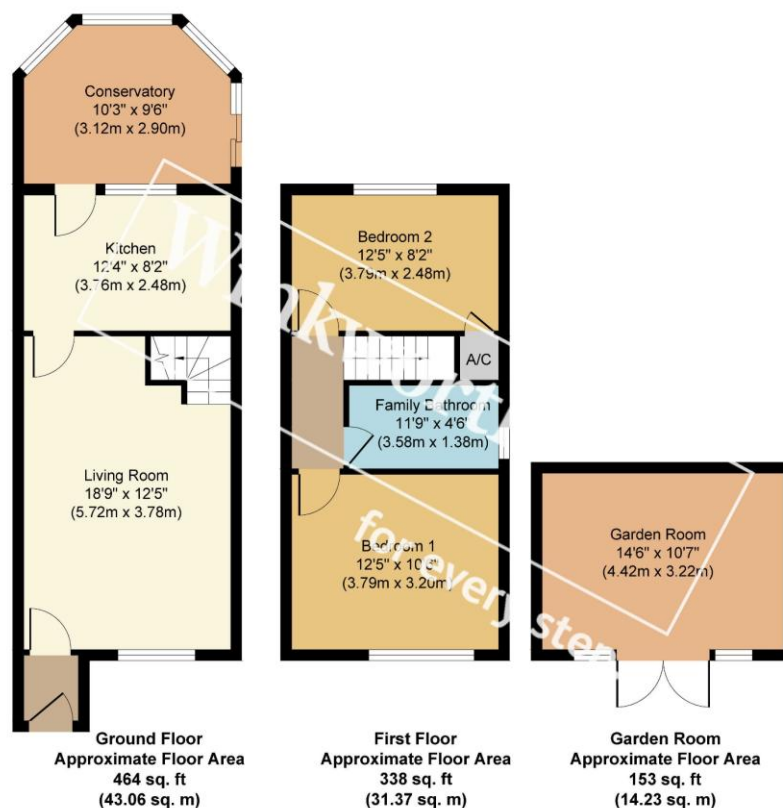
At the bottom of the garden is a large garden room with power and light, a superb space for a home office or hobby room. There's further space down one side of the house, which is great for additional storage, access from here also leads to the front of the house which has been laid with a resin bound patio area with raised flower bed at the front and shrubs to the side.

A single garage which is conveyed with this house is situated in a nearby residents parking area. Ample on street parking is also available.

At a glance...

- Well presented end of terrace house
- Two double bedrooms
- Living room
- Separate Kitchen with some integrated appliances
- Conservatory
- Family bathroom
- Landscaped garden & garden room
- Garage in residents parking area & ample on street parking nearby
- Short walk to local schools, Mudeford Wood, picturesque Mudeford quay and award winning beaches
- 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		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		