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14 GRANGE ROAD, MUDEFORD, BH23 4JD PRICE: OFFERS IN EXCESS OF £350,000 **FREEHOLD**

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Beautifully presented terraced house in a quiet residential location very well situated for Mudeford Wood and award winning beaches.

14 Grange Road, Mudeford, Christchurch, Dorset BH23 4JD

Price: OIEO **£350,000** 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 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.

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:

Beautifully presented terraced house in a quiet residential location very well situated for Mudeford Wood and award winning beaches. The property benefits from a landscaped garden, detached garage and off road parking. Vendor suited.

This lovely home is situated in the heart of a bustling area and within the catchment area of some excellent local schools.

The ground floor includes an entrance hall, lounge with semi bay window, separate cloakroom, fitted galley style kitchen, separate dining room and a conservatory with French doors to the garden.

The first floor enjoys two good sized double bedrooms, each with built-in wardrobes and a smaller third bedroom perfect as a single room/ nursery or home office.

The fully tiled family bathroom has been well fitted with a panelled bath with mixer taps and wall mounted shower and shower screen, wash hand basin and WC.

From the landing there is also an airing cupboard and loft hatch providing access to the loft space.

Outside

Door from the kitchen to a landscaped garden with Indian stone patio area, pergola to one side and door to a detached garage with up and over door, light, power and eaves storage space. There is a timber gate at the rear providing access to a further area of garden perfect for storing a small boat or motorcycle.

At the front of the property is a tarmac driveway providing off road parking.

At a glance...

- Well presented terraced house
- Three bedrooms
- Lounge & separate dining room
- Fitted kitchen
- Conservatory
- Family bathroom & ground floor cloakroom
- Landscaped garden
- Garage & off road parking
- Close to Mudeford Wood & award winning beaches
- Vendor suited
- 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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Mudeford | 01425 274444 | mudeford@winkworth.co.uk

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.

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