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31 RICARDO CRESCENT, MUDEFORD, CHRISTCHURCH BH23 4BX PRICE: £525,000 FREEHOLD

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# Well presented detached bungalow with delightful garden just a few minutes walk from the sandy "blue flag" Avon beach. Offered with no forward chain.

31 Ricardo Crescent, Mudeford BH23 4BX

**Price: £525,000 Tenure: Freehold**

**01425 274444**

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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 sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is just across the road. 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:

Well presented detached bungalow with delightful garden just a few minutes walk from the sandy "blue flag" Avon beach. Offered with no forward chain.

Two double bedrooms both with fitted wardrobes.

Dual aspect lounge/dining room with feature fireplace, door to a conservatory at the rear.

Fitted kitchen with a range of base and eye level units and drawers, door to the conservatory.

Entrance porch leading to internal hallway.

Family bathroom with bath, shower over, wash hand basin and WC.

Garage with up and over door, light, power and side door. Brick paved drive to the front and side of the bungalow providing ample off road parking space.

Gas fired central heating and UPVC double glazing.

Good sized garden with raised bank at the rear, mainly laid to lawn with a range of mature plants and flowers.

Superb location just a few minutes walk to Avon beach and Mudeford quay

Offered for sale with no forward chain.

BCP Council Tax Band - "D"

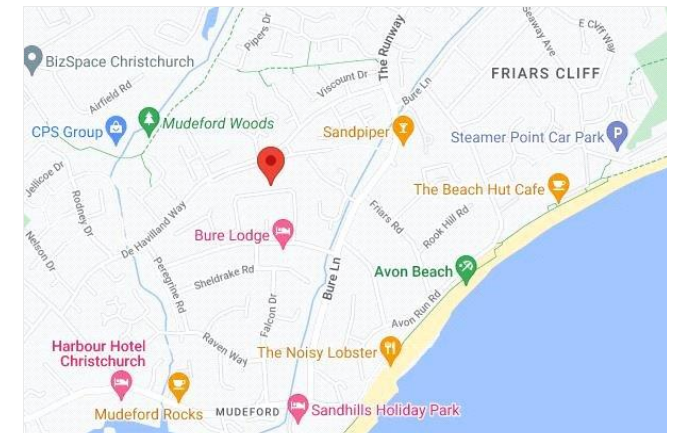
## Summary:

- Well presented detached bungalow
- Two double bedrooms
- Lounge/dining room
- Kitchen
- Entrance porch
- Conservatory
- Family bathroom
- Garage & ample off road parking
- Delightful garden
- No forward chain
- Short walk to Avon beach









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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