



Winkworth

for every step...

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1 COMET WAY, MUDEFORD, BH23 4JF PRICE: £425,000 FREEHOLD

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Link detached house with south west facing garden well situated for the Mude Valley nature reserve (circa 0.3 of a mile), award winning Avon beach (circa 0.7 of a mile) and the picturesque Mudeford quay (circa 1.1 miles).

1 Comet Way, Mudeford, BH23 4JF

Price: **£425,000**

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 the award winning Avon Beach and Friars Cliff Beach circa. 0.7 to 1 mile away. Mudeford Quay is circa 1.1 miles and the Mude Valley nature reserve is circa 0.3 of a mile.

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

Circa. 3 miles away is the historic town of Christchurch which has a wide range of shops, restaurants and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Description:

Link detached house with south west facing garden well situated for the Mude Valley nature reserve (circa 0.3 of a mile), award winning Avon beach (circa 0.7 of a mile) and the picturesque Mudeford quay (circa 1.1 miles). Offered with no forward chain.

Front door opens onto an entrance porch with door to the lounge/dining room.

Spacious "L" shaped lounge/dining room with front aspect window and patio doors to the garden. Storage cupboard and stairs to the first floor.

Kitchen has been fitted with work surfaces to three sides with a range of base and eye level cupboards and drawers. Inset sink unit with

mixer tap, gas cooker with electric hob, space for appliances including dishwasher, washing machine and fridge/freezer. Rear door to garden and rear aspect window.

Stairs to first floor landing which has a side aspect window, door to airing cupboard.

Master bedroom is a good sized double and has a rear aspect window and double wardrobe with sliding doors. Bedroom two is also a good sized double room with front aspect window and two fitted wardrobes. The third bedroom is a small double/single room with front aspect window and storage cupboard.

Shower room is fully tiled with rear aspect window, walk-in shower, w.c. and wash hand basin.

At the side is a garage with up and over door, eaves storage space, wall mounted boiler, light and power. Side door to the garden.

The south west facing rear garden is mainly laid to lawn, with some decorative borders and patio. Space to the side of the property which you could extend into subject to planning.

At the front of the property is a driveway providing off road parking and a lawned garden area with side gate for access to the side and rear gardens.

At a glance...

- Link detached house
- Three bedrooms
- Lounge/dining room
- Kitchen
- Shower room
- Garage & off road parking
- South west facing garden
- Space at side to extend into subject to planning
- Upvc double glazing & gas central heating
- No forward chain
- BCP Council Tax Band = "D"





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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		