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116A PAUNTLEY ROAD, MUDEFORD, BH23 3JL PRICE: £450,000 **FREEHOLD**

Winkworth

for every step...

Well presented end terrace house originally constructed in 2017 in a mock Georgian style and situated in a sought after location circa 0.7 of a mile from award winning Avon beach and the picturesque Mudeford quay.

116a Pauntley Road, Mudeford, Christchurch, Dorset, BH23 3JL

Price: **£450,000**

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 sandy Avon Beach and Friars Cliff Beach (circa. 0.7 of a mile) easily accessible. The picturesque Mudeford Quay (circa. 0.7 of a 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.

Description:

Well presented end terrace house originally constructed in 2017 in a mock Georgian style and situated in a sought after location circa 0.7 of a mile from award winning Avon beach and the picturesque Mudeford quay. Offered with no forward chain, an internal inspection is highly recommended.

Paved path leads to a UPVC front door opening onto an entrance hall with stairs to the first floor. Door to under stairs cloakroom with side aspect window, wash hand basin and w.c.

Front aspect reception room/third bedroom with feature bay window.

Spacious open plan kitchen/living space at the rear of the property with bi-folding doors to the garden and side aspect window. The kitchen area has been fitted with a range of cupboards and drawers, sink unit, integrated appliances including double oven, gas hob, fridge/freezer, washing machine and dishwasher. There is a breakfast bar and semi vaulted ceiling with Velux windows.

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

Bedroom one has a built in wardrobe and rear aspect window with door to en suite shower room. The en suite has a rear aspect window and is fitted with a shower cubicle, wash hand basin, w.c. and heated towel rail.

Bedroom two has a front aspect window and built in wardrobe.

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

Externally, the property enjoys a low maintenance rear garden which is mainly paved with some mature shrubs and hedged borders.

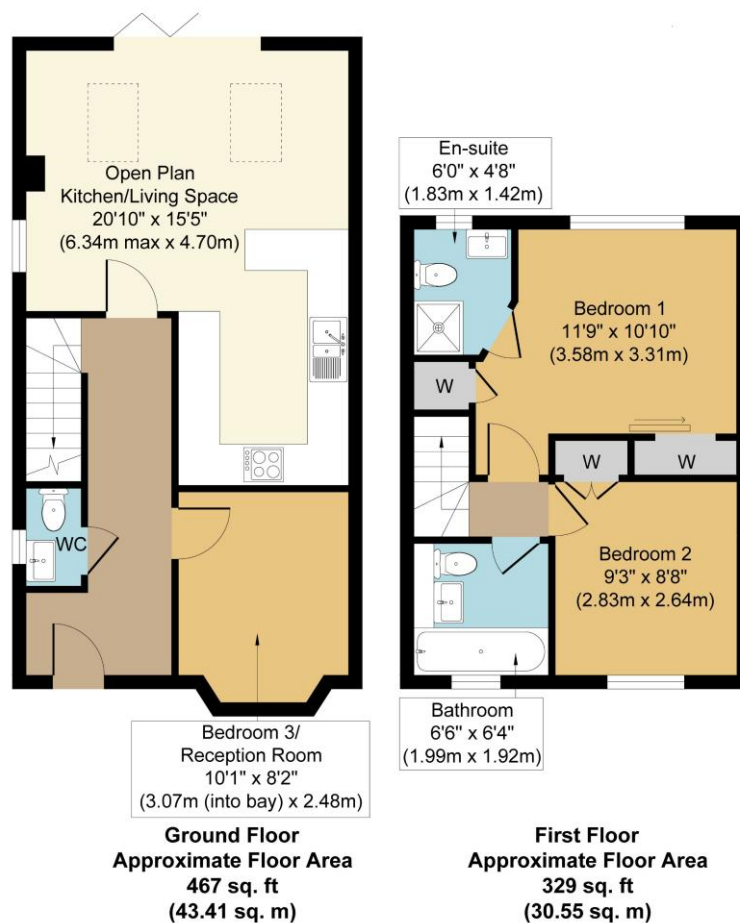
The property also benefits from UPVC double glazing and gas fired central heating throughout.

At a glance...

- End terrace mock Georgian house
- Three bedrooms
- Open plan kitchen/living space with bi-fold doors to the garden
- Ground floor reception room/bedroom three
- En suite shower room & family bathroom
- Ground floor cloakroom
- Private parking area at the rear
- Constructed in 2017
- 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 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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