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23 SHELDRAKE ROAD, MUDEFORD, BH23 4BW **GUIDE PRICE: £525,000-£535,000 FREEHOLD**

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# Detached bungalow very well situated within a short walk of the picturesque Mudeford quay and sandy Avon beach with a delightful SOUTH FACING GARDEN offering great scope to extend and improve subject to relevant planning permission.

23 Sheldrake Road, Mudeford, BH23 4BW

Guide Price: £525,000-£535,000 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 easily accessible. The picturesque Mudeford Quay is also nearby.

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:

Detached bungalow very well situated within a short walk of the picturesque Mudeford quay and sandy Avon beach with a delightful SOUTH FACING GARDEN offering great scope to extend and improve subject to relevant planning permission.

Two double bedrooms, both with fitted wardrobes.

Dual aspect lounge/dining room with fireplace.

Fitted kitchen with a range of base and eye level units and drawers, inset stainless steel sink unit, door to a small porch/utility area at the rear. Space for appliances in the kitchen; electric/gas cooker, washing machine, fridge, freezer and tumble dryer or dishwasher.

Spacious entrance porch leading through to internal hallway.

Shower room with walk-in shower, low level WC and wash hand basin.

Detached garage with up and over door, side door to garden.

Gas fired central heating and UPVC double glazing. The gas boiler is less than two years old, with Hive control, fitted by British Gas and serviced under their Homecare agreement.

South facing rear garden which is well stocked with a range of mature plants and shrubs.

Front garden is mainly laid to gravel with a range of mature shrubs and plants. Brick paved driveway provides ample parking space. Picket fence style gate at the side leads to the garage.

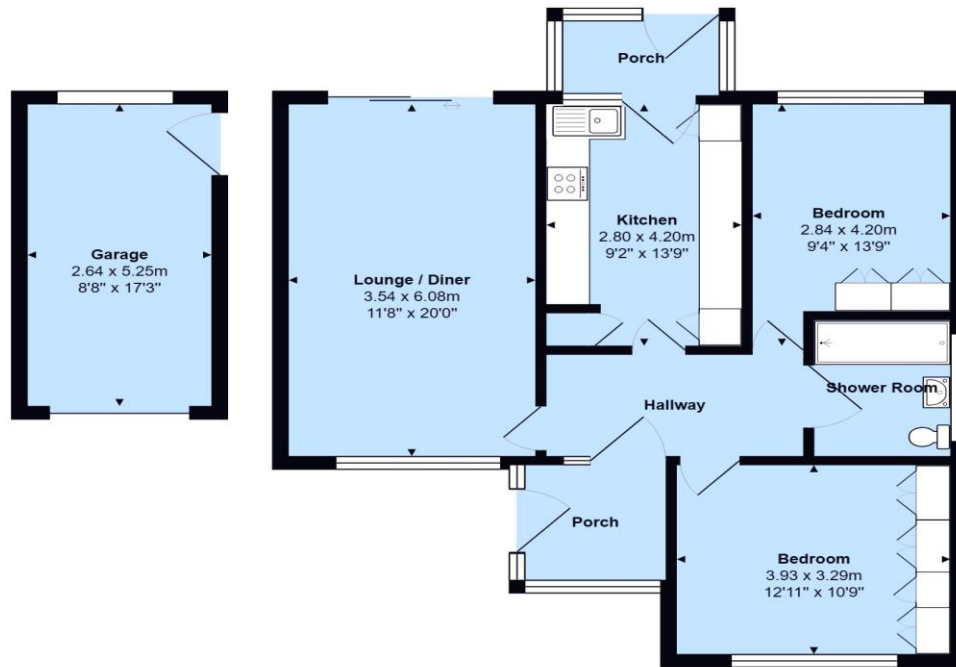
Superb location just a few minutes walk to the sandy "blue flag" Avon beach and picturesque Mudeford quay.

Offered for sale with no forward chain.

## Summary:

- Detached bungalow with south facing garden
- Two double bedrooms
- Dual aspect lounge/dining room
- Kitchen and rear utility/porch
- Entrance porch and hallway
- Shower room
- Garage & off road parking
- Brick paved driveway
- Short walk to the beach & quay
- Great scope to extend & improve (STPP)
- No forward chain
- BCP Council Tax Band - "D"





Total Area: 93.5 m<sup>2</sup> ... 1007 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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