



Winkworth
for every step...

2  1  1  EPC = "C"

10 JELICOE DRIVE, MUDEFORD BH23 3SL PRICE: £300,000

Winkworth

for every step...

Very well presented terraced house in a popular location close to local schools, Mundeford Wood and within easy reach of the picturesque Mundeford quay and the sandy "blue flag" Avon beach.

10 Jellicoe Drive, Mundeford BH23 3SL

Price: £300,000

Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford 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:

Very well presented terraced house in a popular location close to local schools, Mundeford Wood and within easy reach of the picturesque Mundeford quay

and the sandy "blue flag" Avon beach. Offered for sale with no forward chain.

Front door opens to small entrance porch, internal door leads into a Lounge/dining room with wall mounted electric fire, front aspect window, stairs to first floor and door through to;

Kitchen/breakfast room, fitted with a range of base and eye level units and drawers to three sides with sink unit, integrated electric oven, gas hob, space for washing machine/dishwasher, space for tall fridge freezer, rear aspect window and door.

First floor landing leads to two double bedrooms, the larger to the front aspect with fitted wardrobes to one side, the second to the rear with door to airing cupboard.

There is a family bathroom with panelled bath, mixer tap and shower over, separate wash hand basin and low level WC.

Gardens to the front and rear, laid to shingle at the front with the rear garden housing a large timber shed with an area of artificial grass and stone patio. Access to the rear garden via a gate which leads round to a parking area with allocated space.

Summary:

- Well presented terraced house
- Two double bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Family bathroom
- Gardens to front & rear
- Allocated off road parking space
- Double glazing & gas central heating
- Close to local shops, schools & Mundeford Wood
- No forward chain
- BCP Council – Tax Band = "C"



Winkworth
for every step...



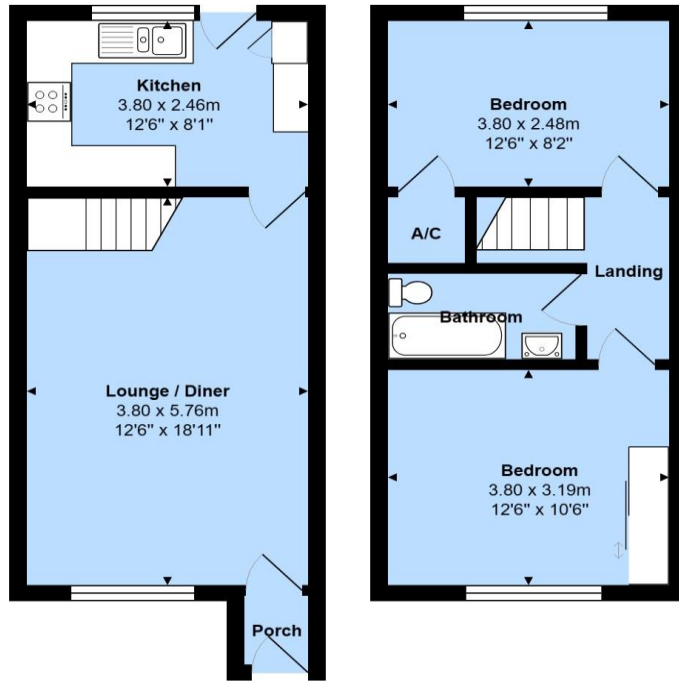
Winkworth
for every step...



Winkworth
for every step...



Winkworth
for every step...



Total Area: 64.7 m² ... 696 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	73	
(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	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mundeford | 01425 274444 | mundeford@winkworth.co.uk

