



Winkworth

for every step...

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21 MERLIN WAY, MUDEFORD BH23 4BL PRICE: £475,000 **FREEHOLD**

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Delightful detached bungalow very well situated in a quiet residential cul-de-sac on the sought after "bird roads" development in Mudeford just a short walk from award winning beaches and the picturesque Mudeford quay.

21 Merlin Way, Mudeford BH23 4BL

Price: **£475,000**

Tenure: **Freehold**

01425 274444

mudeford@winkworth.co.uk

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:

Delightful detached bungalow very well situated in a quiet residential cul-de-sac on the sought after "bird roads" development in Mudeford just a short walk from award winning beaches and the picturesque Mudeford quay.

Covered storm porch and front door leads into an entrance hall. The lounge/diner has a large front aspect window overlooking the front garden.

The fitted kitchen benefits from a range of modern base and eye level units with some integrated appliances.

There are two double bedrooms with rear aspect windows overlooking the garden. Bedroom one has built in wardrobes.

There is a shower room with WC, wash hand basin and shower unit.

To the front of the property, a driveway provides off road parking leading to the garage with up and over door, light and power. The remainder of the frontage is laid to artificial grass.

The rear garden has sections of lawn and patio as well as a shed and some decorative borders.

At a glance...

- Delightful detached bungalow
- Two double bedrooms
- Lounge/dining room
- Kitchen & shower room
- Garage & off road parking
- Well maintained rear garden
- Close to award winning beaches & the picturesque Mudeford quay
- No forward chain
- BCP Council Tax Band = "D"

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

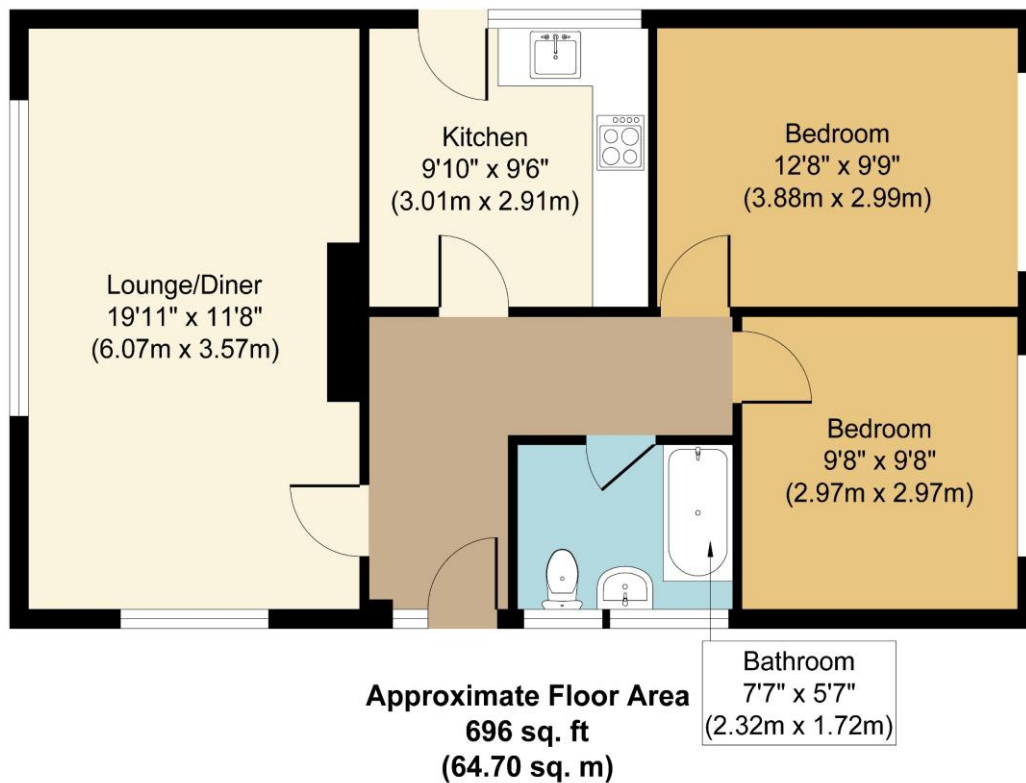
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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.

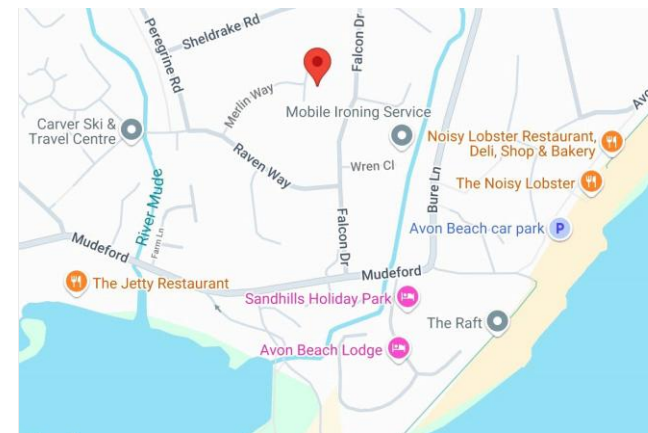
* <https://checker.ofcom.org.uk/> used for information regarding service availability





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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.

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