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43 COMET WAY, MUDEFORD, BH23 4JF **PRICE: £379,950**

Winkworth

for every step...

Well presented three bedroom end terrace house situated within a short walk of Mudeford Wood and local sandy beaches.

43 Comet Way, Mudeford, BH23 4JF

Price: £379,950

Tenure: Freehold

01425 274444

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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. Mudeford 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:

Well presented three bedroom end terrace house situated within a short walk of Mudeford Wood and local sandy beaches.

The spacious lounge / dining room is accessed from the hallway. The dining area opens up to the kitchen which has a modern range of base and eye level units with roll top work surfaces to three sides, there's a breakfast bar, an inset one and a half bowl stainless steel

sink unit with mixer taps and a side drainer, built in electric oven, inset gas hob with a stainless steel extractor hood over, space and plumbing for a washing machine and dishwasher, space for a tall fridge freezer.

From the dining area there's a UPVC double glazed casement door which leads through to the conservatory. The conservatory is of UPVC construction and is of a good size, access onto the garden can be obtained via double opening casement doors.

The main bedroom is a good size double room, overlooks the rear aspect and benefits from fitted wardrobes. Bedroom two is also a double room and overlooks the front while bedroom three is a single room.

The family bathroom is superbly appointed with a modern white suite including low level WC, wash hand basin, bath with mixer tap and shower over, tiled walls and heated towel rail.

Outside

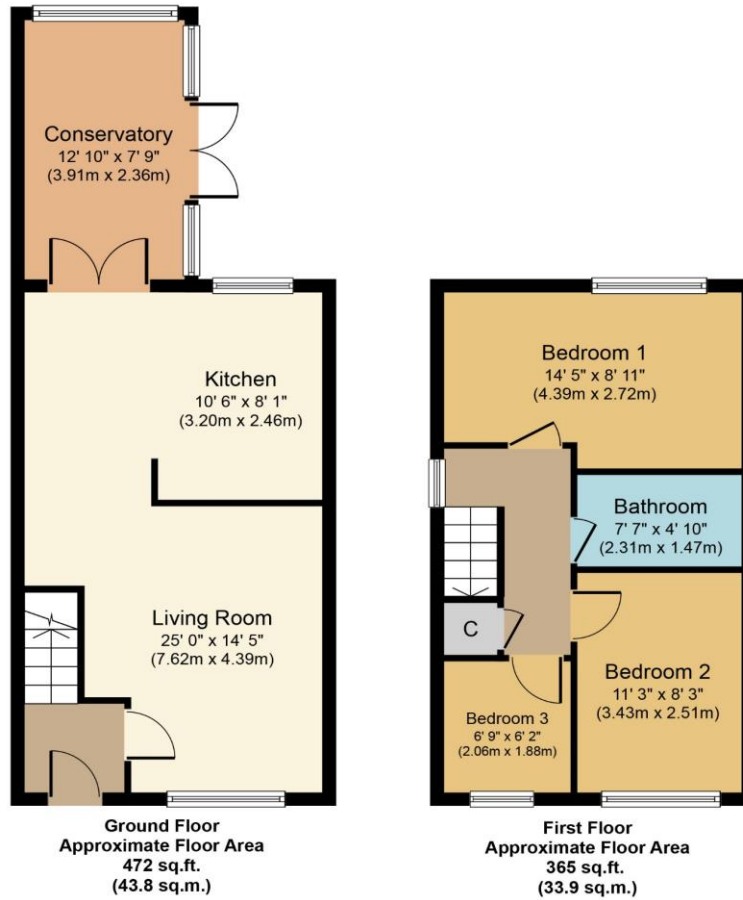
The rear garden is generous in its size and enjoys a sunny south westerly aspect. There's a patio area which adjoins the back of the house and leads onto the garden which is laid to lawn with side borders that display a colourful range of plants, a timber built shed can be found towards the bottom of the garden.

The front garden has been laid to lawn and has been recently re-turfed. An allocated parking space is also conveyed with the property.

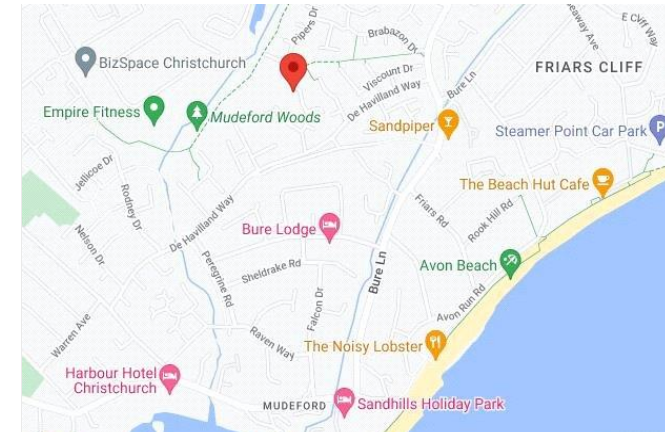
Summary:

- Well presented end of terrace house
- Three bedrooms
- Lounge/dining room
- Kitchen with breakfast bar
- Conservatory
- Family bathroom
- Allocated parking space
- South west facing garden
- Close to Mudeford Wood & local schools
- Short walk to the picturesque Mudeford quay & sandy "blue flag" Avon beach
- BCP Council – Tax Band = "C"





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		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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