



1  1  1  EPC = D

58 COMET WAY, MUDEFORD, BH23 4JW **£219,950 FREEHOLD**

**Winkworth**

for every step...

# One bedroom cluster house with newly fitted kitchen, enjoys lots of natural light and is very well situated less than a mile from the picturesque Mudeford quay and award winning beaches. The Mude Valley nature reserve and Mudeford Wood community centre are just a few hundred meters walk too. Offered with no forward chain.

58 Comet Way, Mudeford, BH23 4JW

Price: **£219,950**

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 (circa. 0.8 of a mile) easily accessible. The picturesque Mudeford Quay (circa. 1 mile) and Christchurch Harbour is closeby.

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.

Christchurch Railway Station provides a fast and regular service to Bournemouth, Southampton and London Waterloo.

## Description:

One bedroom cluster house with newly fitted kitchen enjoys lots of natural light and is very well situated less than a mile from the picturesque Mudeford quay and award winning beaches. The Mude Valley nature reserve and Mudeford Wood community centre are just a few hundred meters walk. Offered with no forward chain.

The property is approached from the road, paved path leads to a covered storm porch with storage cupboard. Front door opens onto a lounge/diner with front and side aspect windows.

There is a newly fitted kitchen to one side and spiral staircase leading to the first floor.

The first floor includes a double bedroom with front aspect window, airing cupboard and built-in wardrobe. There is a separate bathroom with bath, shower above, wash hand basin and w/c.

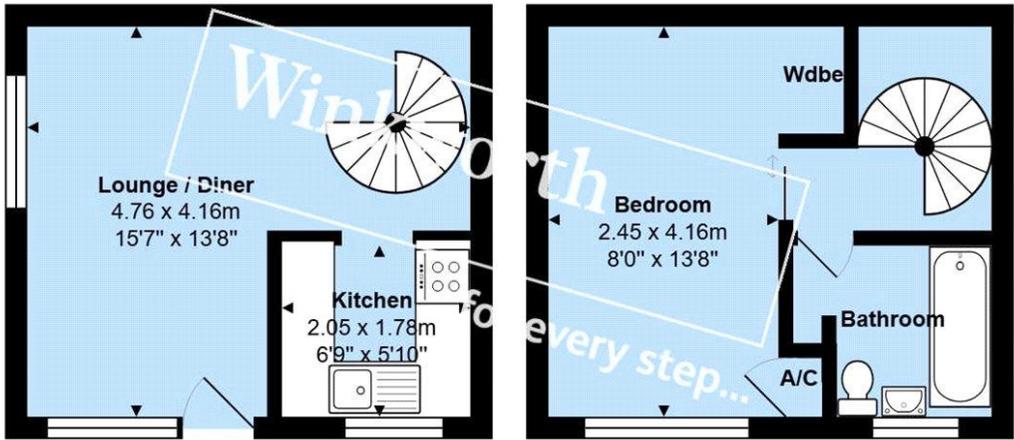
The property also benefits from UPVC double glazing, electric heating, garden to the front/side and an allocated tandem length parking space nearby.

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## At a glance...

- One bedroom cluster house
- Newly fitted kitchen
- Lounge/diner
- Bedroom with built in wardrobe
- Bathroom
- Garden to front & side
- The property enjoys lots of natural light with all rooms enjoying a southerly aspect
- Allocated tandem off road parking space
- UPVC double glazing
- No forward chain
- BCP Council Tax Band = "B"





Ground Floor

First Floor



Total Area: 39.6 m<sup>2</sup> ... 426 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Useful information

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

**Mobile Network Coverage\*** - Likely outside with all major providers, limited coverage from some providers inside.

**Broadband availability\*** - Ultrafast available up to 1000mps

**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		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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. All distances given have been calculated using Google maps.