



Winkworth

for every step...

34 Halifax Way, Mudeford, BH23 4TX

£295,000 *Freehold*

A charming two-bedroom mid-terrace house, situated in a peaceful cul-de-sac close to the Mude Valley nature reserve and local amenities. Low maintenance garden to the rear and residents parking area at the front.



KEY FEATURES

- Charming two-bedroom mid-terrace house
- Peaceful cul-de-sac location
- Close to Mude Valley nature reserve and local amenities
- Spacious lounge with plenty of natural light
- Modern fitted kitchen with space for a small dining table
- Main bedroom with mirrored wardrobes
- Well-appointed family bathroom
- Long, private rear garden with low-maintenance artificial lawn
- Useful shed with power and lighting
- Residents' parking to the front



Mudeford

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DESCRIPTION

A charming two-bedroom mid-terrace house, situated in a peaceful cul-de-sac close to the Mude Valley nature reserve and local amenities.

The property offers a spacious lounge with plenty of natural light, leading through to a kitchen fitted with modern units and space for a small dining table.

There are two bedrooms to the first floor with the main bedroom benefiting from mirrored wardrobes. A well-appointed family bathroom completes the accommodation.

Outside, the long, private rear garden features a useful shed with power and lighting, ideal for storage or use as a workshop. The lawn

has been laid to artificial grass for ease of maintenance. Residents' parking is available to the front.

An appealing home combining a quiet setting with convenient access to the surrounding area. The picturesque Mudeford quay and award winning beaches are within a short walk from the property.





LOCATION

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 1.4 miles away.

A short journey from the property is the New Forest National Park, just *4.7 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The nearby historic town of Christchurch is *2.8 miles away and offers a wide range of shops, restaurants, and banks. More extensive facilities can be found further afield at Bournemouth and Southampton.

Hinton Admiral train station is 2.4 miles away and provides services along the Weymouth to London Line. Bournemouth and Southampton Airports are also within easy reach.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/MUS260158>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: C

EPC rating: C

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

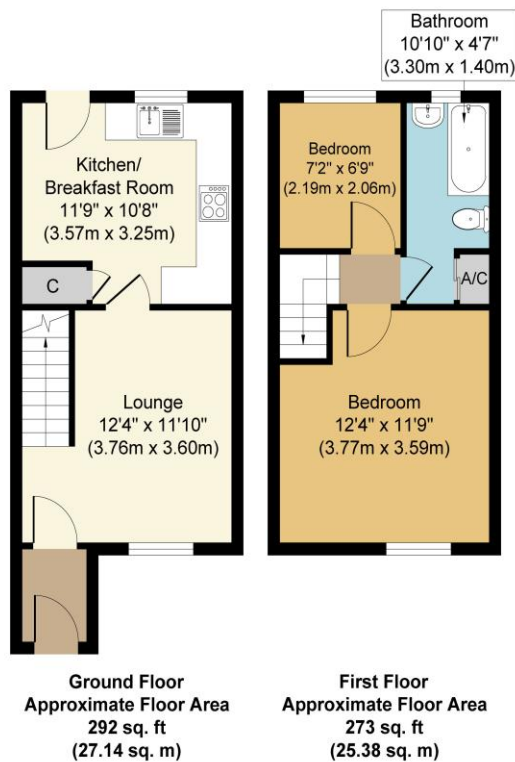
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

* <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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