



Winkworth

for every step...

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14 JELICOE DRIVE, CHRISTCHURCH BH23 3SL PRICE £285,000 FREEHOLD

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Delightful, terraced house well situated close to local schools, Mundeford Wood and within easy reach of the picturesque Mundeford quay and the sandy "blue flag" Avon beach.

14 Jellicoe Drive, Christchurch BH23 3SL

Price £285,000 Freehold

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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 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:

Delightful, terraced house well situated close to local schools, Mundeford Wood and within easy reach of the picturesque Mundeford quay and the sandy "blue flag" Avon beach.

Front door opens onto a Lounge/dining room with feature fireplace, 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 oven, electric hob, extractor over, space for washing machine, 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 family bathroom with panelled bath, mixer tap and shower over, separate wash hand basin and low level WC.

Gardens to the front and rear, mainly laid to lawn with the rear garden housing a timber shed. Access to the rear garden via a gate which leads round to a parking area with allocated space.

The property is offered with no forward chain and an internal inspection is highly recommended.

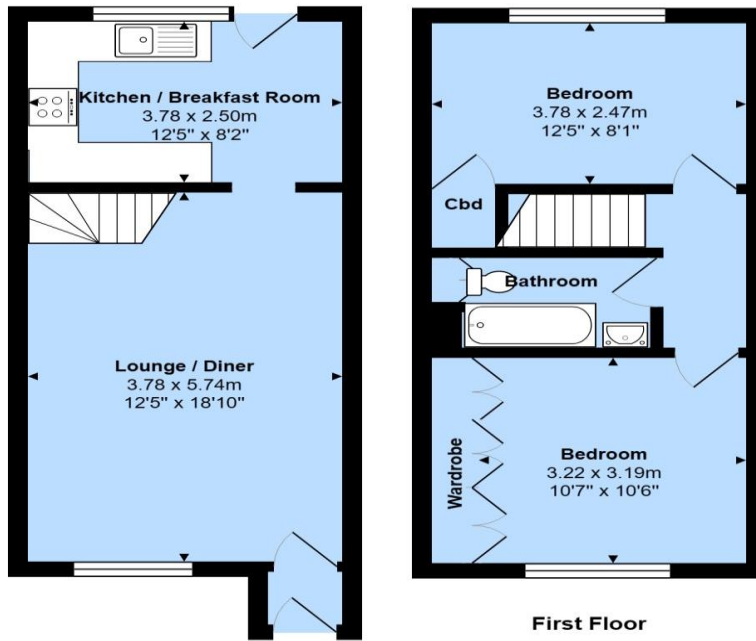
Summary:

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

Directions:

From the Mundeford office turn right and continue onto Mundeford Lane. Turn right on to De Havilland Way and second left onto Rodney Drive. Then take the second left onto Jellicoe Drive where the property can be located.



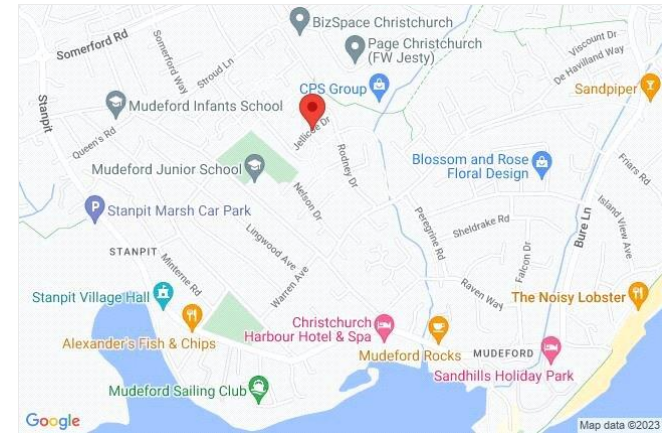


Ground Floor

First Floor



Total Area: 64.4 m² ... 693 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		91
(69-80)	C		
(55-68)	D	68	
(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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