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18 MUDE GARDENS, MUDEFORD, CHRISTCHURCH BH23 4AR **PRICE: £499,950 FREEHOLD**

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# Very well situated end terrace house in this sought after location just a short walk from the picturesque Mudeford quay and award winning Avon beach.

18 Mude Gardens, Mudeford BH23 4AR

Price: £499,950

Tenure: 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 Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mudeford Quay is a short walk away.

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:

Very well situated end terrace house in this sought after location just a short walk from the picturesque Mudeford quay and award winning Avon beach.

Front door opens onto entrance hallway with built in storage cupboard. Door to ground floor cloakroom with window, low level WC and wash hand basin.

Door from entrance hall to a spacious open plan lounge/dining/kitchen area. Two front aspect windows, side aspect patio doors to the garden. Door to under stairs storage area housing hot water cylinder and gas fired boiler. Stairs rising to the first floor.

The kitchen area has been fitted with work surfaces to three sides with a breakfast bar, inset sink unit, range of bespoke base and eye level units and drawers, integrated fridge/freezer, integrated washing machine, space for electric cooker and hob with extractor hood over, space for high level microwave oven.

First floor landing has loft hatch with access to loft space via pull down ladder. Airing cupboard.

There is two good sized double bedrooms and a smaller third bedroom which could be used as a single, home office or dressing room.

Separate family bathroom fitted with a suite comprising sunken bath with shower over, low level WC, wash hand basin and storage cupboard.

Low maintenance south west facing garden access from the front via wrought iron side gate. The garden has been mainly laid to patio with a range of flower and shrub borders.

Garage available in nearby block with brick paved driveway at the front of the property providing off road parking space.

The property could benefit from some cosmetic improvements and is offered for sale with no forward chain.

## Summary:

- End terrace house
- Three bedrooms
- Spacious lounge/dining room
- Bespoke kitchen with breakfast bar
- Ground floor cloakroom
- Family bathroom
- Entrance hall
- South west facing garden
- Garage in nearby block
- Brick paved driveway
- Sought after location close to Mudeford quay and award winning beaches
- No forward chain









Ground Floor

First Floor



Total Area: 98.8 m<sup>2</sup> ... 1064 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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