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31 BURE HOMAGE GARDENS, MUDEFORD, CHRISTCHURCH BH23 4DR [GUIDE PRICE: £475,000 FREEHOLD](#)

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for every step...

# A rare opportunity to purchase this immaculate 1950's end of terrace house which has been refurbished throughout and is very well situated just a short walk from the award winning Avon beach and the picturesque Mudeford quay.

31 Bure Homage Gardens, Mudeford, BH23 4DR 01425 274444

Guide Price: £475,000

Tenure: Freehold [mudeford@winkworth.co.uk](mailto:mudeford@winkworth.co.uk)

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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.

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:

A rare opportunity to purchase this immaculate 1950's end of terrace house which has been refurbished throughout and is very well situated just a short walk from the award winning Avon beach and the picturesque Mudeford quay.

Three first floor bedrooms with built in wardrobes to the principal bedroom and guest room. Bedroom three is currently used as a dressing room.

Recently fitted kitchen/breakfast room with triple aspect windows, breakfast bar, some integrated appliances and door to the rear garden. Space for a dining room table to one side and under stairs storage.

Spacious dual aspect lounge with laminate wood flooring and French doors to the garden.

Recently fitted luxury family bathroom and separate wet room with changeable LED lighting.

UPVC double glazing and gas fired central heating.

Garage in nearby block with on road parking available.

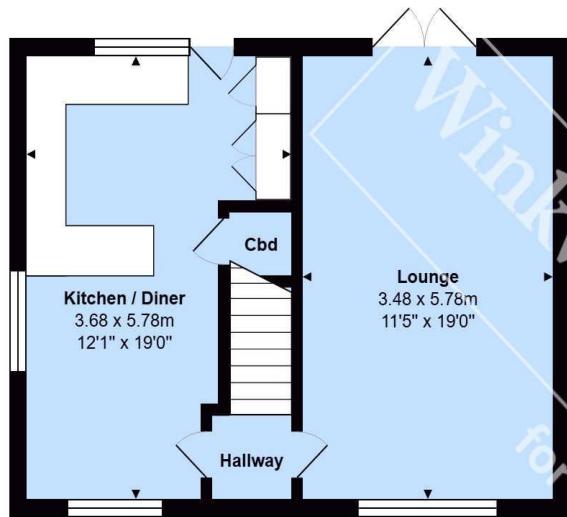
Landscaped garden backing on to the Bure brook and a wooded copse.

Short walk to award winning Avon beach.

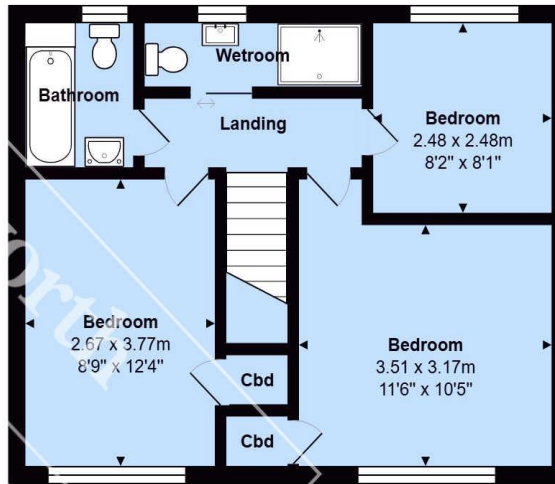
## Summary:

- Recently refurbished
  - 1950's end of terrace house
  - Three bedrooms
  - Dual aspect living room
  - Brand new kitchen/breakfast room
  - Brand new luxury family bathroom
  - Brand new wet room
  - Garage in nearby block
  - Enclosed landscaped garden
  - Immaculate presentation
  - BCP Council Tax – Band "C"
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Ground Floor

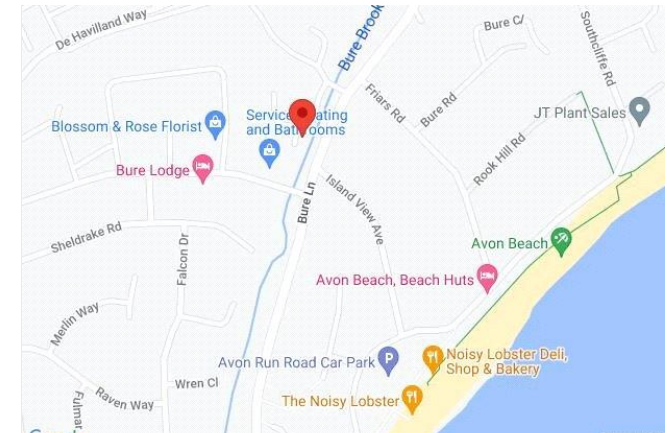


First Floor



Total Area: 84.6 m<sup>2</sup> ... 910 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+)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(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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