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37 SHELDRAKE ROAD, MUDEFORD BH23 4BP OFFERS IN THE REGION OF £525,000 FREEHOLD

Winkworth

for every step...

Detached bungalow with south facing garden, garage and off street parking, situated in a quiet residential location within easy walking distance of award winning beaches and the picturesque Mudeford quay.

37 Sheldrake Road, Mudeford BH23 4BP
Offers in the region of £525,000 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 Stanpit Marsh Nature Reserve and Hengistbury head 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:

Detached bungalow with south facing garden, garage and off street parking, situated in a quiet residential location within easy walking distance of award winning beaches and the picturesque Mudeford quay. Great scope to extend and improve (stpp). Offered with vacant possession & no forward chain.

Entrance porch leading through into a spacious hallway with storage cupboard.

Spacious lounge/dining room with side aspect window and sliding patio doors opening to the garden.

Fitted kitchen with a range of base and eye level units and drawers. Inset sink unit with mixer tap, inset electric hob with, extractor hood over, high level electric over. Space for tall fridge/freezer, space and plumbing for dishwasher. Door to conservatory at the side with space and plumbing for washing machine/tumble dryer.

Shower room wash hand basin, shower cubicle with rainfall shower and side aspect window. Separate WC.

Three bedrooms, two are good sized doubles with front aspect windows, the third bedroom is a smaller double with side aspect window.

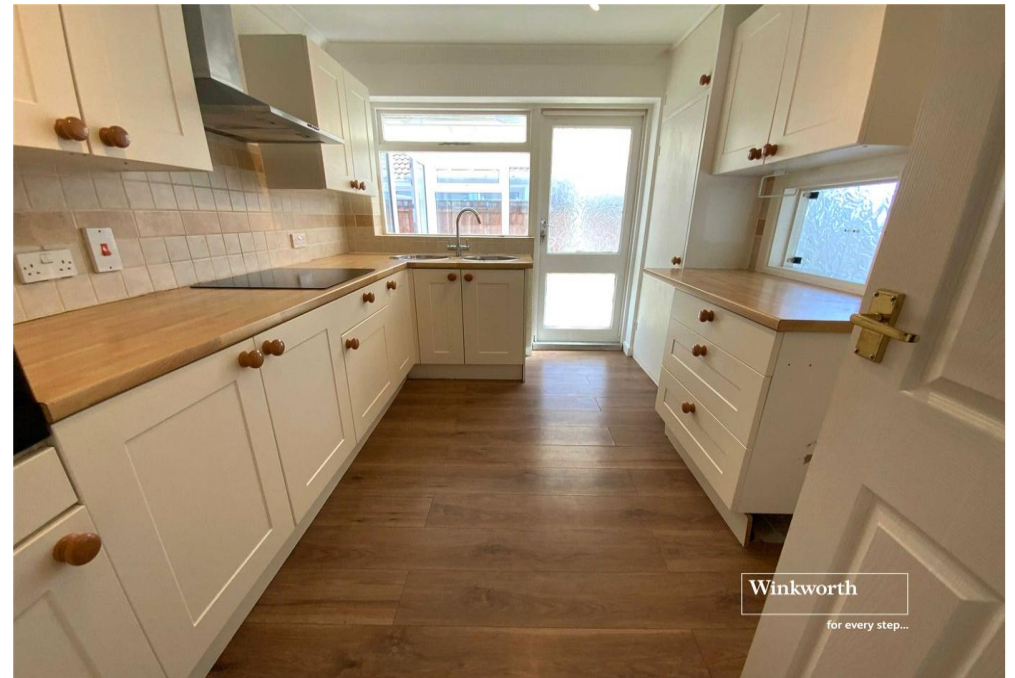
There is a south facing rear garden which is mainly laid to lawn with a paved patio area across the rear of the bungalow and to the side.

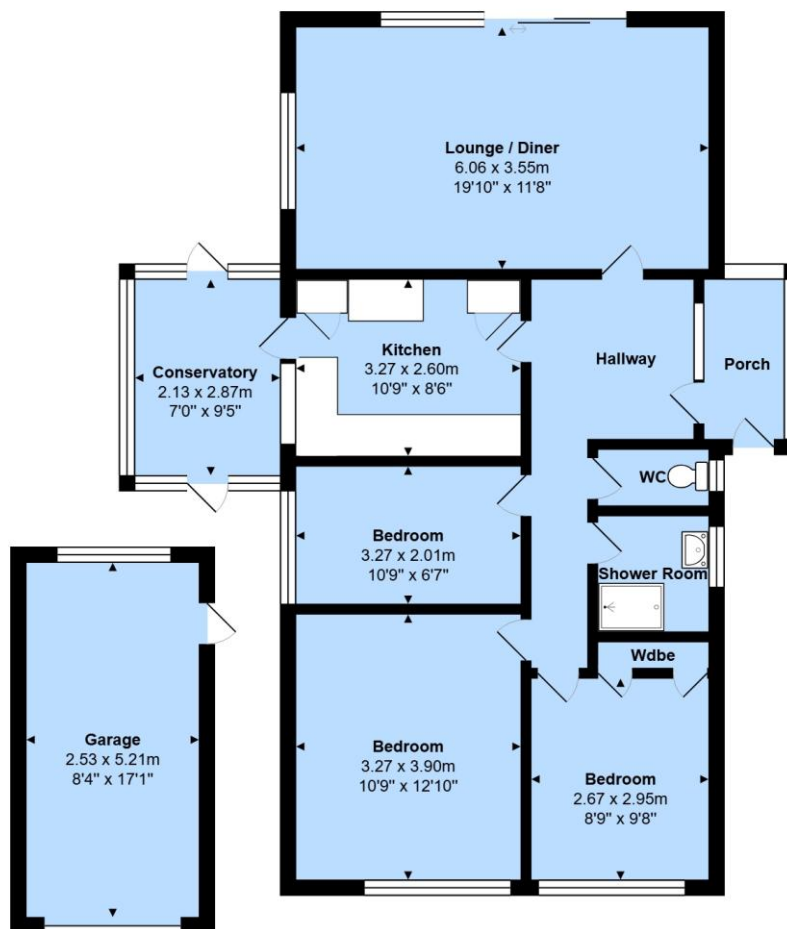
There is a detached garage with up and over door, light, power and side door. Driveway in front of the garage provides off road parking. Low maintenance front garden laid to gravel with some established shrubs and plants.

BCP Council Tax Band = "D"

At a glance...

- Very well situated detached bungalow
- Three bedrooms
- Lounge/dining room
- Kitchen & conservatory
- Shower room and separate WC
- Garage & off road parking
- South facing garden
- Scope to extend and improve (stpp)
- Short walk to award winning beaches & the picturesque Mudeford quay
- Vacant possession & no forward chain





Total Area: 85.2 m² ... 917 ft² (excluding garage)
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	67 D	
39-54	E		
21-38	F		
1-20	G		

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