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4 ARGYLE ROAD, MUDEFORD BH23 3NW OFFERS IN EXCESS OF £550,000 FREEHOLD

Winkworth

for every step...

A charming and beautifully presented two double bedroom two reception semi-detached character cottage enjoying some harbour views with a public slipway at the end of the road.

4 Argyle Road, Mudeford BH23 3NW

Price: offers in excess of £550,000 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 Mudeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

Mudeford Quay is a short walk away and the pretty Village Cricket Green can be found at one end of the road with direct harbour access via a public slipway at the other end.

Stanpit Marsh nature reserve with its abundant wildlife and walk through to Christchurch town centre is also nearby.

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 charming and beautifully presented two double bedroom two reception semi-detached character cottage enjoying some harbour views. Enviably located in this sought after position, just moments from the harbour, Fisherman's Bank and with a public slipway at the end of the road.

Front aspect sitting room with bay window, some harbour views, feature fireplace and fitted shelving.

Separate dining room with side aspect window and further feature fireplace.

Well fitted kitchen with side door and window. Range of fitted cupboards and drawers with work surfaces to three sides. Inset stainless steel one and a half bowl sink with mixer tap over and drainer unit adjacent. Integrated dishwasher. Integrated under counter electric fan assisted oven with four ring gas hob and electric extractor over. Space for tall fridge/freezer.

Ground floor cloakroom with low level WC and wash hand basin.

Stairs to first floor landing. Front aspect bedroom with bay window, some harbour views, space for wardrobes and en suite shower room.

Rear bedroom with side aspect window, space for wardrobes and en suite bathroom.

Summary:

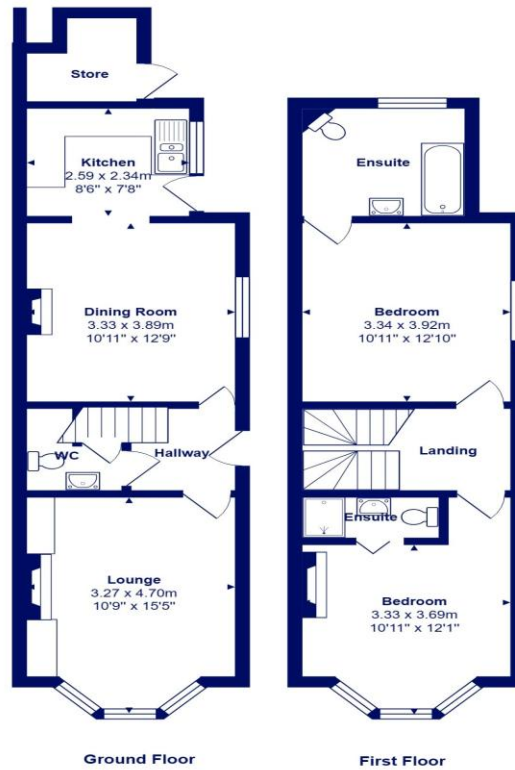
- Charming character cottage
- Some harbour views
- Ensuite bath/shower room to both bedrooms
- Sitting room with wood burner
- Separate dining room
- Well fitted kitchen
- Ground floor cloakroom
- Large loft storage space with velux window
- Useful outside store
- Pretty courtyard garden
- Gated off road parking at rear
- Space for small car/boat at the front
- Refurbished throughout by the current owners
- Presented in immaculate condition
- Harbour access at the end of the road
- Offered with no forward chain
- BCP Council Tax Band - "D"

Outside

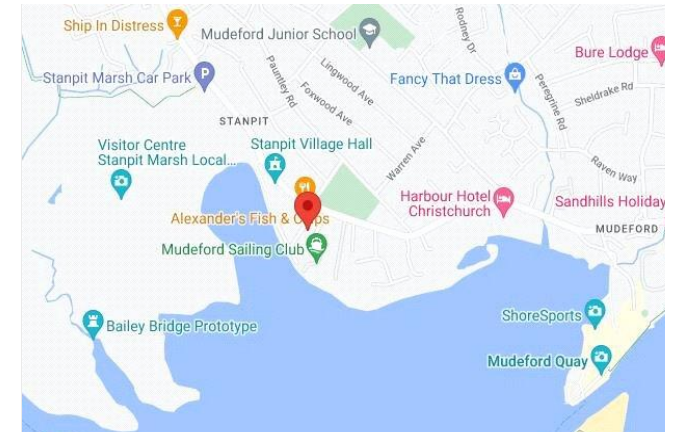
Delightful courtyard garden at the rear with gated off road parking for 2 cars, accessed from Coastguard Way.

This charming cottage has been extensively refurbished by the current owners and is an ideal "lock up and leave" or small family home.





Total Area: 83.9 m² ... 903 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		82
(69-80) C		
(55-68) D	63	
(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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Mundeford | 01425 274444 | mundeford@winkworth.co.uk



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