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4 GRANGE ROAD, MUDEFORD, CHRISTCHURCH BH23 4JD **PRICE: £329,950 FREEHOLD**

Winkworth

for every step...

Well presented 1930's terraced house situated close to Mudeford Wood and within easy reach of the picturesque Mudeford quay and award winning beaches.

4 Grange Road, Mudeford BH23 4JD

Price: £329,950

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 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:

Well presented 1930's terraced house situated close to Mudeford Wood and within easy reach of the picturesque Mudeford quay and award winning beaches.

Featuring two good sized double bedrooms, a modern family bathroom, separate downstairs cloakroom, lounge with bay window and wood burner, garage, garden room/office space and enclosed rear garden.

This delightful home is situated in the heart of a bustling area and within the catchment area of some excellent local schools.

The ground floor includes an entrance hall, lounge with bay window, feature fireplace including wood burner, cloakroom, open plan kitchen/conservatory with a range of cupboards and drawers, electric induction hob, electric oven, space for tall fridge/freezer. Door to understairs storage cupboard.

The first floor enjoys two good sized double bedrooms, the front bedroom has a feature bay window while bedroom two has a fitted wardrobe. The family bathroom has been well fitted with a panelled bath, separate shower, wash hand basin and WC.

Outside

French doors open from the conservatory to a raised patio area with a step down to the enclosed garden. There is a timber gate at the rear providing access from the parking area. There is a garage with electric roller door, side door and window. French doors lead to a garden room/office space.

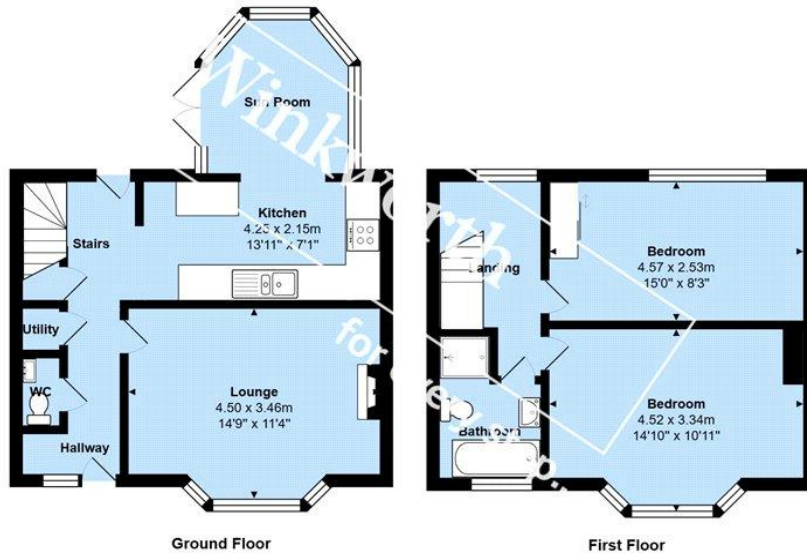
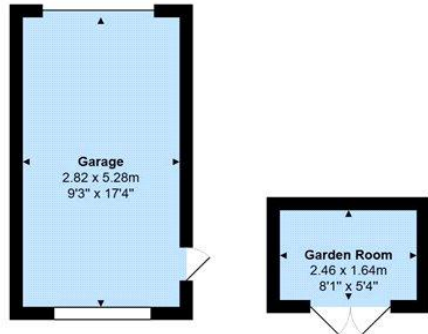
There is also a pretty front garden with path leading to the front door.

BCP Council Tax Band "C"

At a glance...

- Well presented terraced house
- Two double bedrooms
- Lounge with bay window, feature fireplace & wood burner
- Kitchen with conservatory
- Ground floor cloakroom
- First floor family bathroom
- Garage & off road parking at the rear
- Garden room/office space
- Gardens to the front & rear
- Vendor suited





Total Area: 78.2 m² ... 841 ft² (excluding garage, garden)
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	69	
(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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