






2  2  2  EPC = D

4 ARGYLE ROAD, MUDEFORD BH23 3NW PRICE: £595,000 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, Mundeford BH23 3NW

Price: £595,000 Tenure: Freehold

01425 274444

mundeford@winkworth.co.uk

## Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible.

Mundeford 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: 63.9 m<sup>2</sup> ... 693 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>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing, but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Mundeford | 01425 274444 | mundeford@winkworth.co.uk



for every step...