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9 GRANGE ROAD, MUDEFORD, CHRISTCHURCH BH23 4JD PRICE: £399,950 FREEHOLD

Winkworth

for every step...

Extended and very well presented end of terrace house situated close to Mundeford Wood and within easy reach of award winning beaches, local schools and the picturesque Mundeford quay.

9 Grange Road, Mundeford BH23 4JD

Price: £399,950

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 Mundeford's sandy Avon Beach and Friars Cliff Beach easily accessible. Mundeford 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:

This extended and very well presented end of terrace house boasts accommodation of approx. 1000 sq. ft. with light and airy rooms and neutral décor. Featuring three good sized bedrooms, a modern family bathroom, separate downstairs cloakroom, generous living accommodation, garage and enclosed rear garden. This lovely 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 semi bay window, separate cloakroom, stunning open plan kitchen/dining room with a semi vaulted ceiling, Velux windows and a range of integrated appliances. Door to understairs storage cupboard.

Wood flooring runs throughout the ground floor space apart from the tiled cloakroom.

The first floor enjoys two good sized double bedrooms, each with built-in wardrobes and a smaller third bedroom perfect as a single room/nursery or home office. The fully tiled family bathroom has been well fitted with a panelled bath with mixer taps and wall mounted shower and shower screen, wash hand basin and WC.

From the landing there is also an airing cupboard and loft hatch providing access to the loft space.

Outside

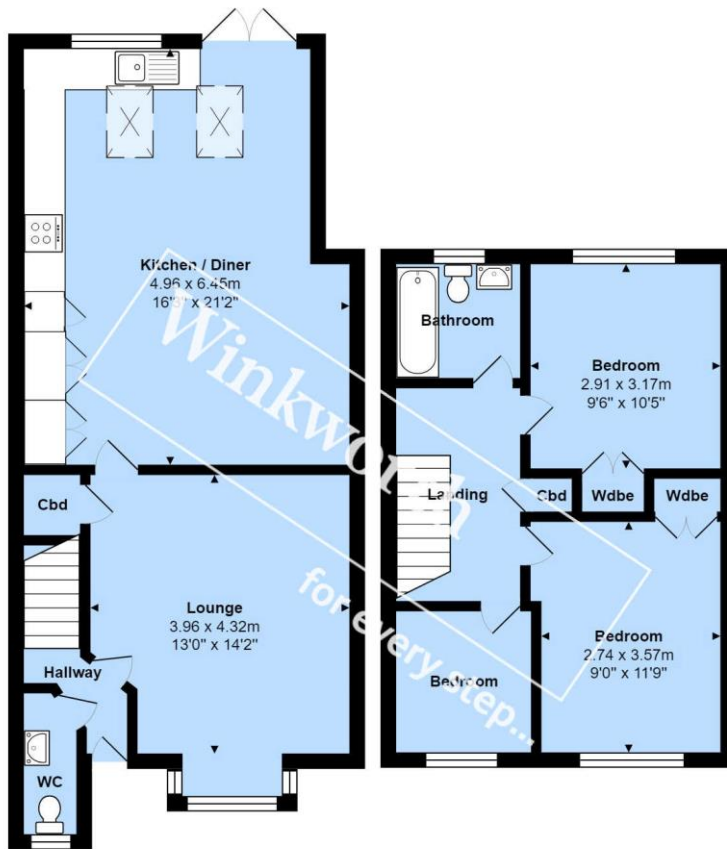
French doors open from the kitchen to a raised decking and the enclosed garden which is mainly laid to lawn. There is a timber gate at the rear providing access from the parking area. There is a garage in a block of two at the rear with up and over door and eaves storage space.

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

At a glance...

- Extended end of terrace house
- Three bedrooms
- Lounge
- Spacious open plan kitchen/dining room
- Family bathroom
- Ground floor cloakroom
- Garage & parking at rear
- Enclosed rear garden
- Immaculate presentation
- Close to Mundeford Wood & award winning beaches
- BCP Council Tax Band "C"





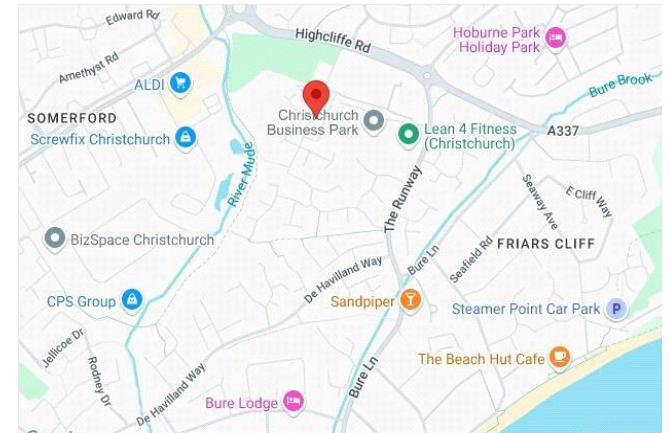
Ground Floor

First Floor



Total Area: 92.1 m² ... 991 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	84
England, Scotland & Wales	EU Directive 2002/91/EC	

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