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15 MUDEFORD LANE, CHRISTCHURCH BH23 3HN

PRICE: £499,950

Winkworth

for every step...

Detached chalet style bungalow situated within a short walk of the picturesque Mundeford quay and excellent local schools.

15 Mundeford Lane, Christchurch BH23 3HN **01425 274444**
Price: £499,950 Tenure: Freehold mundeford@winkworth.co.uk

Description:

Detached chalet style bungalow situated within a short walk of the picturesque Mundeford quay and excellent local schools. The property enjoys a south west facing garden and is offered with no forward chain.

Front door at the side opens on to a spacious hallway, stairs rise to the first floor landing.

Kitchen/breakfast room is fitted with a range of matching base and wall mounted cupboards and drawers with areas of laminate work surface in part to three walls. Space and plumbing for a washing machine. Integrated under counter electric fan assisted double oven with four ring gas hob and electric filter extractor over. Space for an upright fridge/freezer. Dual aspect room with UPVC double glazed windows to the front and side.

Lounge/dining room, well proportioned dual aspect room with two UPVC double glazed windows to the rear and a double glazed patio door providing access to the conservatory. Feature marble style fireplace surround with matching hearth and wooden mantle, there is space for an electric fireplace with a separate gas point.

Conservatory to the rear, UPVC construction with brick edging to both sides and rear all housed under a triple-ply poly

carbonate roof. Tiled flooring, double opening french doors provide access out onto the rear garden.

Store, situated to the rear of the garage and accessed via a wooden door from the Entrance Hallway. The storage area lends itself to power and lighting and could be converted into a utility space.

Ground floor shower room, fitted with a matching suite comprising low level flush WC, corner mounted wash hand basin with vanity cupboard below and an enclosed shower cubicle with chrome shower attachments.

Two bedrooms to the first floor, one at the front and one to the rear. Both with eaves storage and the principal bedroom having a fitted wardrobe.

Separate family bathroom fitted with a matching white suite comprising low level flush WC, wall mounted wash hand basin with vanity cupboard below and an enclosed panel bath with mixer taps and chrome hand shower attachment over.

Integral garage with fitted up and over door, light and power. Tarmacadum driveway providing off road parking at the front with a gravel area to one side.

Rear garden is south west facing, mainly laid to gravel with raised decking to the immediate rear of the property. Range of flowers and shrubs.

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.

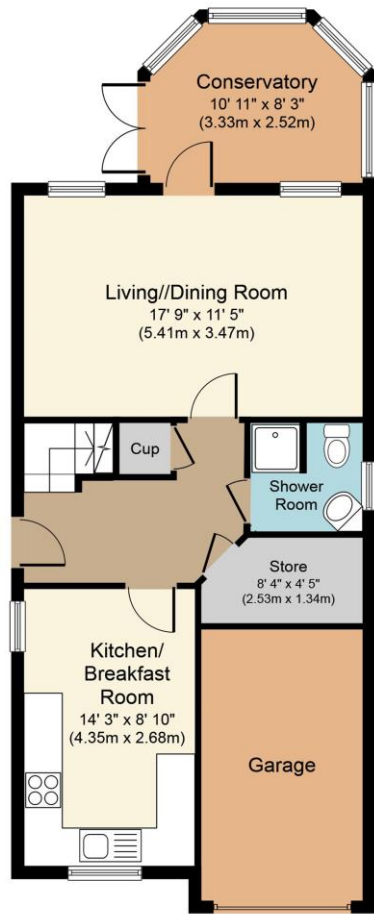
Mundeford Quay is a short walk away. A short car ride from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

BCP Council – Tax Band = "D"

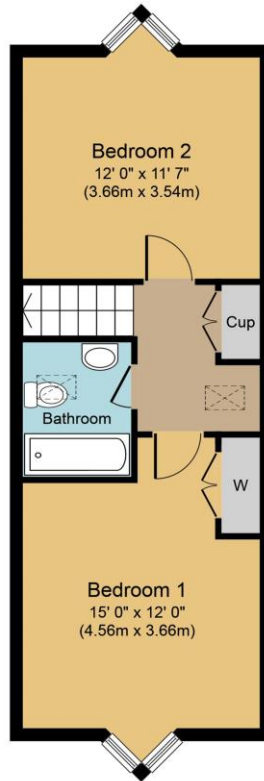
Summary:

- Detached chalet style bungalow
- Two double bedrooms
- Lounge/dining room
- Kitchen/breakfast room
- Conservatory
- Garage & off road parking
- South west facing garden
- Close to local shops, schools & other amenities
- No forward chain



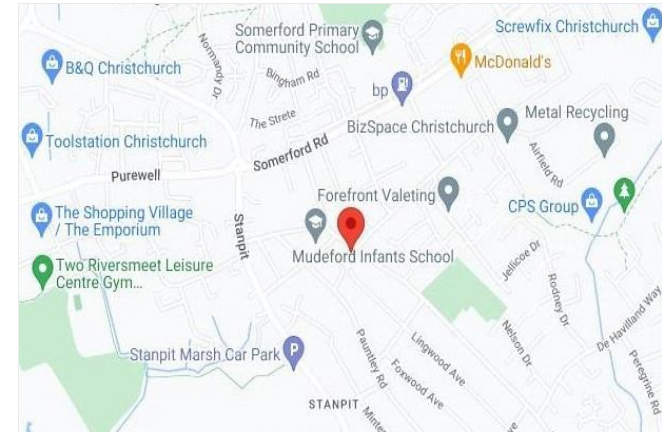


Ground Floor
Approximate Floor Area
705 sq. ft.
(65.5 sq. m.)



First Floor
Approximate Floor Area
428 sq. ft.
(39.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(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	