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8 AVON RUN CLOSE, FRIARS CLIFF, CHRISTCHURCH, BH23 4DT

GUIDE PRICE £850,000 **FREEHOLD**

Winkworth

for every step...

Very well situated detached bungalow in a quiet residential cul-de-sac just a few minutes' walk from the sandy "blue flag" Avon beach.

8 Avon Run Close, Mundeford BH23 4DT
Guide Price £850,000 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 within a couple of minutes' walk.

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:

This very well positioned detached bungalow is just a moments' walk from sandy "blue flag" Avon beach in one of the most sought after locations in exclusive Friars Cliff. The property offers great scope to extend and improve subject to planning permission.

Three bedrooms with the principal bedroom benefitting from an en suite shower room

Entrance vestibule and inner hallway leading through to a fitted kitchen at the rear with access to the garden

Spacious lounge/dining room with front aspect bay window, feature stone fireplace and sliding doors to bedroom three/further reception

The third bedroom could be used as an extra reception room and benefits from an en suite cloakroom and side aspect door to the garden

Separate shower room with walk-in shower and door to the airing cupboard

Established gardens at the rear with paved patio area, lawn, and mature shrubs

Detached garage with up and over door, light and power, rear window, and door. Ample off road parking space to the gravel drive at the front of the bungalow.

Summary:

- Three double bedrooms
- Lounge/dining room with bay window and feature fireplace
- Third bedroom/second reception room with WC and access to the garden
- Fitted kitchen with access to the garden
- En suite and separate shower room
- Spacious entrance porch and hallway
- Great scope to further extend and improve (stpp)
- Offered with no forward chain
- Few minutes' walk from the sandy "blue flag" Avon Beach

Directions:

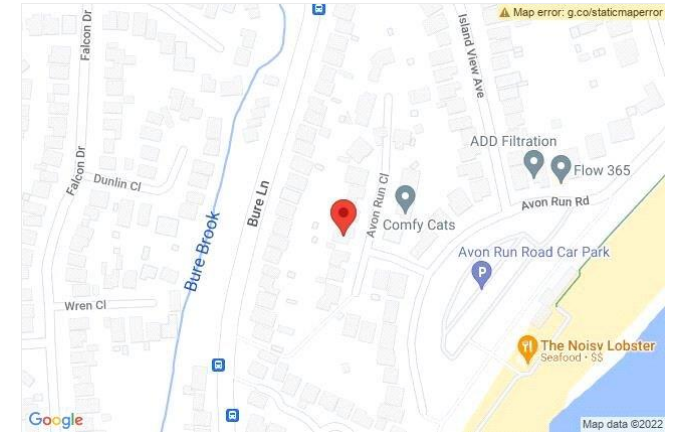
From the Mundeford Office turn left onto Mundeford Lane and continue onto Bure Lane. Take the first right into Island View Avenue, continue to the end, and turn right, then first right into Avon Run Close, where the property can be found on the left hand side.

BCP Council – no tax band listed currently as the property was registered as a holiday rental business





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		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	