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3 CHARLOTTE CLOSE, MUDEFORD, CHRISTCHURCH BH23 4DF

PRICE: £730,000

Winkworth

for every step...

Well presented detached bungalow very well situated close to the sandy "blue flag" Avon beach and the picturesque Mundeford quay.

3 Charlotte Close, BH23 4DF

Price: £730,000

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 just across the road. 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:

Well presented detached bungalow very well situated close to the sandy "blue flag" Avon beach and the picturesque Mundeford quay. The bungalow offers further scope to extend and improve subject to relevant planning permission:

Three bedrooms with the principal bedroom benefiting from fitted furniture

Dual aspect lounge/dining room with patio doors to the garden and feature fireplace

Fitted kitchen with a range of base and eye level units and drawers, door to the garden.

Luxury family bathroom with bath and separate walk-in shower

Spacious entrance porch at the front

Tandem length garage with up and over door, side door to the garden. Further storage area with side door at the rear of the garage.

Gas fired central heating and UPVC double glazing

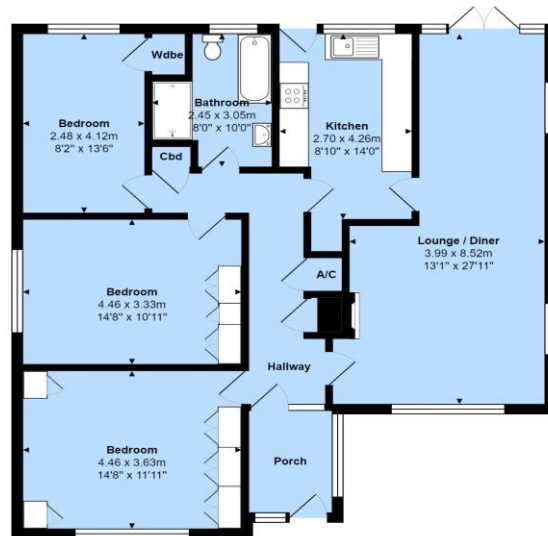
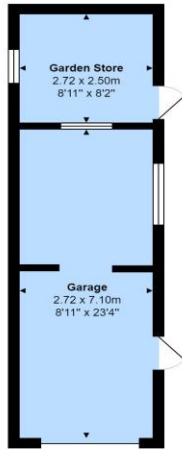
Good sized gardens to the front and rear

Superb location just a few minutes walk to Avon beach and Mundeford quay

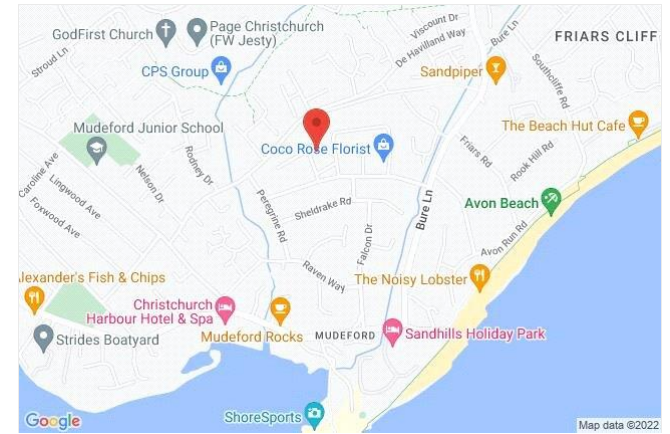
Summary:

- Well presented detached bungalow
- Three bedrooms
- Dual aspect lounge/dining room
- Fitted kitchen
- Family bathroom with bath & walk-in shower
- Tandem length garage & further storage room
- Good sized gardens to the front & rear
- Double glazing & gas central heating
- Quiet residential cul-de-sac
- Short walk to sandy Avon beach & Mundeford quay
- BCP Council Tax Band - "E"





Total Area: 134.9 m² ... 1452 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		78
(55-68) D	61	
(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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