



153 Mudeford, Christchurch, Dorset. BH23 4AF

£500,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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A stunning comprehensively refurbished three double bedroom Town House situated just a very short distance from the Blue Flag Beach at Avon Beach and the picturesque Mundeford Quay. The property benefits from a small and manageable patio garden, off road parking and an Integral Garage and comes with No Forward Chain.



CANOPIED ENTRANCE PORCH

Leading to a composite entrance door with opaque double glazed inserts in turn leading into the:

ENTRANCE HALL

Of good size and offering large under stairs storage cupboard with hanging rail and further storage space. Doors to all Ground Floor rooms including the Integral Garage.

KITCHEN

Refurbished to a high standard with a comprehensive range of base and wall mounted units in a contrasting Dark and Light high gloss Grey with areas of stone effect laminate work surface over. Integrated appliances include an eye level double oven, inset four ring ceramic hob with stainless steel splash back and filter extractor canopy over, full size dishwasher and washing machine as well as a full size American style Fridge/Freezer. Large, contemporary stainless steel sink unit with drainer adjacent and mixer tap over, wall mounted contemporary vertical radiator, numerous inset LED ceiling light points. Cupboard housing the Worcester Gas fired boiler.

LIVING ROOM

Of good size and benefitting from a set of UPVC double glazed sliding patio doors leading onto the rear patio garden and access to the parking area behind. Numerous double power points, ceiling light point, large wall mounted panelled radiator.

GROUND FLOOR SHOWER ROOM

Newly reconfigured and fitted with a quality three piece suite comprising enclosed double width shower cubicle with chrome shower fittings including rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. Inset LED ceiling spotlights, opaque double glazed window to front, tiled shower enclosure, part tiled walls and tiled floor.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

First floor landing

FIRST FLOOR LANDING

Access to the roof space via hatch, doors to all first floor rooms, ceiling light point.

BEDROOM 1

Set at the rear of the property and providing a lovely outlook over the communal courtyard area via a UPVC double glazed window. Built-in wardrobe with hanging space and shelving, ceiling light point, power points, wall mounted panelled radiator.

BEDROOM 2

Situated to the front of the property with a view over the green space across the road, built-in wardrobe with hanging space and shelving, ceiling light point, numerous power points, wall mounted panelled radiator.

BEDROOM 3

A sensible double bedroom with UPVC double glazed window to the rear aspect overlooking the communal courtyard area. Ample space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted panelled radiator.

BATHROOM

Situated to the front of the property and benefitting from a newly fitted suite comprising panel enclosed bath with central filler point and pre-entry control, independent chrome shower fittings over with rainforest shower head and personal hand shower attachment, tiled bath surround, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. Inset LED ceiling spotlights, tiled floor, chrome ladder style towel radiator. Cupboard with pressurised hot water cylinder and slatted linen shelving.

INTEGRAL GARAGE

Access from the Entrance Hallway and providing access externally via a metal up and over door and having the benefit of power and light.

OUTSIDE

The grounds to the property are limited to a paved patio area with a small area of shingled borders. Parking is available immediately in front of the garage and further visitor parking is available within the development.

THE APPROACH

Laid to paving and a dwarf wall.

SERVICE CHARGE

Whilst the property is of a Freehold Tenure an Annual Service Charge is levied towards the upkeep of the communal grounds and we are informed that this is the region of £200 per annum currently.

DIRECTIONAL NOTE

From our office in Highcliffe proceed Westerly along Lymington Road taking the first exit onto The Runway from the Hoburne roundabout. Follow this road along where it becomes Bure Lane and proceed around a sharp bend to (where Avon Beach can be accessed) the right and the property will be seen shortly on the left hand side and numbered.

PLEASE NOTE

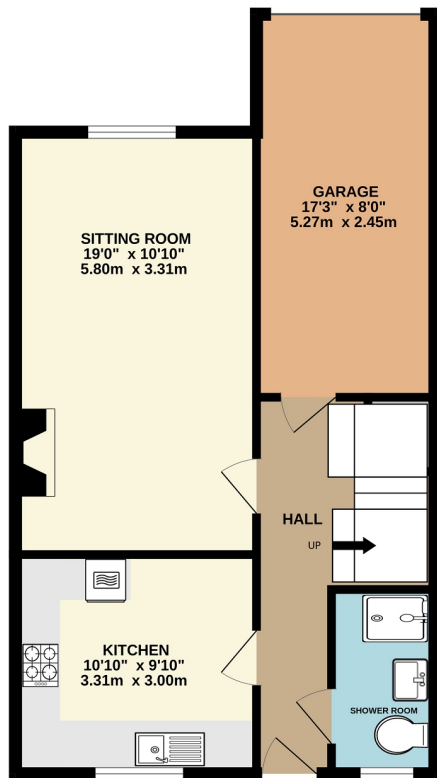
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.



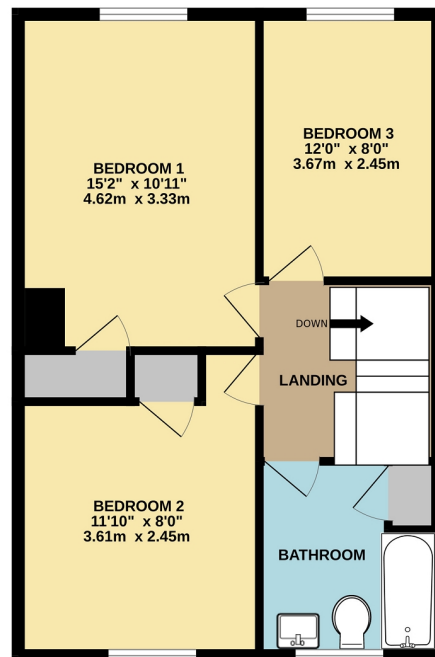
EPC RATING

The EPC rating for this property is D59

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.