

**14 CUNNINGHAM CLOSE, MUDEFORD, CHRISTCHURCH. BH23 3EU**  
**PRICE £250,000 Freehold - COUNCIL TAX BAND 'D'**



**VIEWING BY APPOINTMENT ONLY**  
**PLEASE THROUGH SOLE AGENTS**  
**HUMPHREYS & ORR AS ABOVE**

An opportunity to acquire a **DETACHED BUNGALOW** in need of certain updating in order to bring it up to present day standards. The property is situated in a popular residential cul-de-sac.

Renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities, sandy Avon and Friars Cliff beaches, delightful coastal walks, Stanpit Marsh Nature reserve which in turn adjoins the harbour, historic Hengistbury Head and the nearby New Forest. Principal towns nearby include the historic Priory town of Christchurch which benefits from the Marks & Spencer and Waitrose food stores. Highcliffe on sea is approximately 2 miles in the other direction. The Sainsbury Superstore is located adjacent to the Somerford roundabout. Local shopping is available at the Staffords Parade on the main Mudeford Road together with a bus service which passes along DeHavilland Way, both being within easy reach of the property.

**SUMMARY OF ACCOMMODATION:**

**ENTRANCE HALL \* LOUNGE/DINING ROOM \* KITCHEN/BREAKFAST ROOM \***  
**BEDROOM ONE \* BEDROOM TWO \* BATHROOM & W.C.**

**OUTSIDE: DRIVEWAY GIVING ACCESS TO SINGLE GARAGE  
GARDENS \* THE REAR HAVING A SUNNY ASPECT**

The accommodation comprises with the following approximate measurements:

**UPVC DOUBLE GLAZED ENTRANCE DOOR** giving access to:

**ENTRANCE HALL** Double radiator. Electric point. Telephone point. Coats cupboard with storage shelves over.

**LOUNGE/DINING ROOM 21ft 4ins x 12ft narrowing to 9ft at dining end.**

Double and single radiator. Electric points. TV aerial point. 2 wall light points. Central heating thermostat.

**KITCHEN/BREAKFAST ROOM 10ft 6ins x 8ft 2ins.** Partly tiled. Comprising: Inset stainless steel single drainer sink. Range of fitted floor and wall units. Work surfaces. Built-in System one four ring gas hob. Cannon gas oven and grill. Plumbing for automatic washing machine. Space for fridge and freezer. Canopy extractor hood over the hob. Electric points. 'Vaillant' wall mounted gas fired central heating boiler with programmer. UPVC double glazed side entrance door.

**INNER HALLWAY:** Airing cupboard housing insulated hot water cylinder, fitted electric immersion heater. Linen shelving over. Hatch to roof space.

**BEDROOM ONE 13ft 6ins x 9ft 4ins.** Radiator. Electric points. UPVC double glazed sliding patio doors giving access to rear patio and garden.

**BEDROOM TWO 11ft 2ins x 11ft** Extensive range of built-in wardrobes, matching two drawer bedside cabinets. Three drawer chest. Radiator. Electric points.

**BATHROOM** Half tiled. Coloured suite comprising: Panelled bath. Chromium mixer and shower attachment. Pedestal wash hand basin. Low level WC suite. Radiator. Built-in cupboard.

**OUTSIDE:** Driveway giving access to SINGLE GARAGE 18ft 2ins x 8ft 4ins. Electric light and power. UPVC double glazed rear personal door & window. Up-and-over door.

The front garden is mainly laid with two coloured shingle areas with inset trees and shrubs. The rear garden has a sunny aspect, laid mainly to lawn with shrubs, paved patio. Garden Shed.

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**WEBSITE: [www.humphreysorr.co.uk](http://www.humphreysorr.co.uk) Website reference: 36368**

