

**91 MUDEFORD LANE, CHRISTCHURCH, DORSET BH23 3HW
PRICE £ 269,950 FREEHOLD - COUNCIL TAX BAND 'D'**



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

An opportunity to acquire A SPACIOUS DETACHED BUNGALOW SITUATED IN THIS HIGHLY SOUGHT AFTER AREA. 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 Highcliffe on sea, and in the other direction the historic Priory town of Christchurch which benefits from the Marks & Spencer & Waitrose Supermarkets. The Sainsbury superstore is located adjacent to the Somerford roundabout. For local shopping, the Staffords parade on the Mudeford Road is within easy reach of the property, and a bus service is located adjacent to the property.

The property is constructed with external brick facing elevations under a tiled roof. Heating is supplied by a gas fired central heating system, and the majority of windows are double glazed.

SUMMARY OF ACCOMMODATION:

**CONSERVATORY STYLE ENTRANCE * ENTRANCE HALL * CLOAKROOM *
LOUNGE/DINER * KITCHEN/BREAKFAST ROOM *
BEDROOM ONE * BEDROOM TWO * BEDROOM THREE / DINING ROOM *
BATHROOM & W.C
OUTSIDE: LONG DRIVEWAY GIVING ACCESS TO
SINGLE GARAGE WITH UP-AND-OVER DOOR * SUNNY ASPECT REAR GARDEN**

THE SPACIOUS ACCOMMODATION COMPRISES WITH THE FOLLOWING APPROXIMATE MEASUREMENTS:

ENTRANCE DOOR giving access to conservatory style entrance porch 13ft 6ins x 7ft 10ins max. Ceramic tiled floor. Two electric points. Retractable security screen.

ENTRANCE DOOR GIVING ACCESS TO HALL: Radiator. Telephone point. Electric point. Cupboard housing gas and electric meters. Central heating thermostat. Boiler/Airing cupboard housing 'Myson Merathon' gas fired central heating boiler. Lagged copper hot water cylinder. Fitted electric immersion heater, linen shelving over. Hatch to roof space.

CLOAKROOM Half tiled. Coloured suite comprising: Low level WC. Wash hand basin.

LOUNGE 17ft 2ins x 13ft 2ins. Double & single radiator. Electric points. TV aerial Point. UPVC double glazed sliding patio doors giving access to patio and garden. Retractable security screens.

KITCHEN/BREAKFAST ROOM 13ft x 9ft Partly tiled. Comprising: inset stainless steel single drainer sink. Monobloc mixer tap. Range of fitted floor and wall units, work surfaces, built-in 4 ring electric hob and 'Hotpoint' electric double oven. Integrated fridge/freezer. Plumbing for automatic washing machine. Retractable larder unit. Broom cupboard. Glazed display cabinet. Extractor hood over cooker hob. Electric points. Aluminium double glazed side entrance door. Retractable security screen.

BEDROOM ONE 13ft 10ins x 12ft 6ins. Range of built-in wardrobes. Dressing table, mirror back and storage cupboards over. Radiator. Electric points. Retractable security screen.

BEDROOM TWO 9ft 4ins x 8ft 6ins. Radiator. Electric point.

BEDROOM THREE/SEPARATE DINING ROOM 11ft 10ins x 10ft 9ins. Double radiator. Electric point.

BATHROOM Partly tiled. Coloured suite comprising: panelled bath. Chromium mixer tap and shower attachment. Radiator, pedestal wash hand basin. Low level WC. suite.

OUTSIDE: Long driveway providing parking for several cars, giving access to SINGLE GARAGE 17ft 6ins x 8ft 4ins. Electric light and point. Up-and-over door. The rear garden has a sunny aspect and is laid to lawn with patio, vegetable section And rear conifer screen. The front garden has flower and shrub borders.

PRICE £269,950 freehold

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