

67 MUDEFORD LANE, MUDEFORD, CHRISTCHURCH, DORSET BH23 3HW
PRICE £259,950 - COUNCIL TAX BAND 'D'



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

An opportunity to acquire a well situated detached bungalow in this highly popular 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 Christchurch, which benefits from the Marks & Spencer and Waitrose supermarkets and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to the Somerford roundabout. There are local shopping facilities available nearby at Purewell and a bus service passes along Mudeford Lane.

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 the windows are UPVC double glazed.

SUMMARY OF ACCOMMODATION

**OPEN ENTRANCE PORCH * ENTRANCE HALL * LOUNGE *
KITCHEN/BREAKFAST ROOM * UPVC CONSERVATORY *
BEDROOM ONE * BEDROOM TWO * BATHROOM & WC
OUTSIDE: DRIVEWAY GIVING ACCESS TO
DETACHED SINGLE GARAGE * SUNNY ASPECT REAR GARDEN**

The accommodation comprises with the following approximate measurements:

OPEN ENTRANCE PORCH - ENTRANCE DOOR giving access to:

ENTRANCE HALL Radiator. Electric meter cupboard. Airing cupboard housing insulated hot water cylinder and fitted electric immersion heater, linen shelving over.

KITCHEN/BREAKFAST ROOM 9'10" max x 8'6" Partly tiled. Comprising stainless steel single drainer sink with matching mixer tap. Range of pine fronted fitted floor and wall units. Work surfaces. Gas cooker point. Plumbing for automatic dishwasher. Space for fridge/freezer. Electric points. Side entrance door.

BEDROOM ONE 13'10" x 9'6" Radiator. Electric points. Built in wardrobe with storage shelf over.

BEDROOM TWO 9'10" x 9'6" Radiator. Telephone point. Electric point. Built in shelved storage cupboard.

BATHROOM Partly tiled. White suite comprising panelled bath, Chromium mixer tap, fitted wall mounted shower rail and spray. Retractable shower screen. Wash hand basin with mixer tap and double cupboard under. Low level WC. Radiator. Shaver socket. Ceramic tiled floor.

LOUNGE 16'2" x 11'10" Fireplace with fitted gas fire/ gas fired central heating back boiler. Radiator. Electric points. TV aerial point. Telephone point. Glazed door giving access to:

CONSERVATORY 12' x 8'2" Electric points. UPVC double glazed door giving access to rear garden.

OUTSIDE: Driveway giving access to **SINGLE GARAGE** with up and over door and rear personal door. The rear garden is well enclosed and has a sunny aspect and is laid mainly to lawn with trees and shrubs. The front garden is also laid mainly to lawn with inset conifers and shrubs and is partly paved providing additional parking.

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HUMPHREYS & ORR, 4 FALCON DRIVE, MUDEFORD**

WEBSITE: www.humphreysorr.co.uk Website reference: 36374

