

3 PINEHURST AVENUE, MUDEFORD, CHRISTCHURCH, DORSET BH23 3NS
PRICE £295,000 - COUNCIL TAX BAND 'E'



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

A rare opportunity to acquire an extremely well situated DETACHED TWO BEDROOM CHALET STYLE PROPERTY, being within walking distance of the picturesque Mudeford Quay with its excellent boating and fishing facilities. Other renowned local amenities include 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 Waitrose and Marks & Spencer Food stores and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford Roundabout and for local shopping the Staffords Parade is within level walking distance of the property and the bus service passes along the Mudeford road.

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 property also benefits from UPVC double glazed windows

Services: All main services are connect however these together with any heating or domestic appliances that may be included in this sale have not been tested by this Agency.

SUMMARY OF ACCOMMODATION

**ENCLOSED ENTRANCE PORCH * ENTRANCE HALL * CLOAKROOM *
GROUND FLOOR BATHROOM WITH SECOND WC * LOUNGE * KITCHEN *
DINING ROOM * STAIRCASE TO FIRST FLOOR LANDING *
BEDROOM ONE * BEDROOM TWO * WASHROOM WITH WASH HAND BASIN AND WC
OUTSIDE: DRIVEWAY GIVING ACCESS TO INTEGRAL GARAGE *
ATTRACTIVE WELL ENCLOSED REAR GARDEN**

The accommodation comprises with the following approximate measurements:

UPVC DOUBLE GLAZED ENTRANCE DOOR giving access to:

ENCLOSED ENTRANCE PORCH Ceramic tiled floor. Part glazed entrance door giving access to:

ENTRANCE HALL Double radiator. Telephone point. Electric points. Central heating thermostat. Under stairs storage cupboard.

CLOAKROOM Comprising low level WC. Wash hand basin.

GROUND FLOOR BATHROOM Partly tiled. Coloured suite comprising panelled bath with chromium mixer tap and shower attachment. Pedestal wash hand basin with mirror back. Shaver socket. Low level WC. Double radiator. Airing cupboard housing insulated hot water cylinder. Fitted electric immersion heater. Linen shelving over.

KITCHEN 9'6" x 9'4" Partly tiled. Comprising inset stainless steel single drainer sink unit. Matching mixer tap. Range of fitted floor and wall units. Work surfaces. Plumbing for automatic washing machine. Electric cooker point. Electric points. Space for fridge/freezer. Floor to ceiling shelved storage cupboard. Potterton Diplomat gas fired central heating boiler and programmer. Double radiator. Part glazed door to rear garden and archway giving access to:

DINING ROOM 9'8 x 8'4" Double radiator. Range of built in cupboards with drawers over. Electric points.

LOUNGE 18' x 12' Adam style fireplace with fitted gas fire. Double radiator. Electric points. TV aerial point. Two double radiators. Three wall light points. Two side windows.

STAIRCASE giving access to **FIRST FLOOR LANDING** Electric points. Storage cupboard with shelf over. Hatch to roof space.

WASH ROOM Coloured suite. Comprising low level WC. Wash hand basin with mirror back.

BEDROOM ONE 14'10 x 10'10" max into recess. Radiator. Built in double and single wardrobe with storage shelves over. Electric points.

BEDROOM TWO 15' x 9'6" Wash hand basin with double cupboard under, mirror back and light over. Radiator. Shelved linen cupboard. Two access doors to under eaves storage areas.

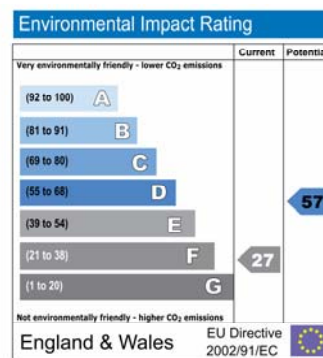
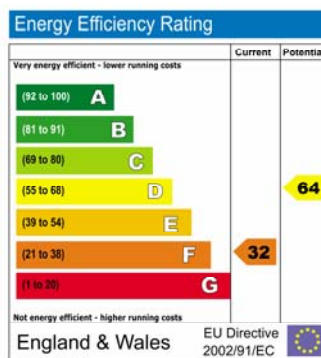
OUTSIDE: Driveway giving access to **INTEGRAL GARAGE** with up and over door. Electric light and personal side door. Attractive well enclosed rear garden laid mainly to lawn well stocked with flowers and shrubs. Garden shed. Front garden laid mainly to lawn with flower and shrubs.

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**HUMPHREYS & ORR
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