

**15 RICARDO CRESCENT, MUDEFORD, CHRISTCHURCH, DORSET BH23 4BX
PRICE £320,000 FREEHOLD – COUNCIL TAX BAND D**



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

A rare opportunity to acquire A DELIGHTFUL DETACHED BUNGALOW WHICH HAS RECENTLY BEEN TASTEFULLY REFURBISHED AND MODERNIZED. Situated in this highly sought after Crescent. Renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities, sandy Avon and Friars Cliff beaches, delightful coastal pathways, 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 foodstores, and in the other direction, Highcliffe on sea. The Sainsbury Supermarket is located adjacent to the Somerford roundabout, and for local shopping the Bure Lane Post Office/General Stores Together with bus service is available in nearby in Bure Lane.

The property is constructed with external brick facing elevations under a tiled roof. Heating is supplied by installation of a new gas fired central heating system and the property also benefits from UPVC double glazed windows.

SERVICES: all main services are connected, however, these together with any heating or domestic appliances which may be included in the sale have not been tested by this agency.

SUMMARY OF ACCOMMODATION:

ENCLOSED ENTRANCE PORCH * ENTRANCE HALL * CLOAKROOM WITH W.C. & WASH HAND BASIN * LOUNGE * DELIGHTFUL NEW CONSERVATORY * NEWLY FITTED KITCHEN/BREAKFAST ROOM * TWO BEDROOMS * BATHROOM & 2ND W.C. OUTSIDE: DRIVEWAY GIVING ACCESS TO INTEGRAL GARAGE WITH UP-AND-OVER DOOR * GARDENS.

The accommodation VIEWING OF WHICH IS HIGHLY RECOMMENDED, comprises with the following approximate measurements:

UPVC DOUBLE GLAZED ENTRANCE DOOR GIVING ACCESS TO:

ENCLOSED ENTRANCE PORCH Glazed door giving access to:

ENTRANCE HALL Radiator. Electric point. Telephone point. Large double storage cupboard with inset shelving and double cupboard over Hatch to roof space.

CLOAKROOM White suite comprising: low level w.c. wash hand basin with monobloc mixer tap, Tiled back. Ceramic tiled floor.

LOUNGE 16ft 6ins x 11ft 6ins New fitted fireplace with inset remote control 'Living Flame' gas fire. Electric points. Radiator. TV aerial point. UPVC double glazed door giving access to:

SUPERB CONSERVATORY 19ft 2ins x 9ft 5ins.Two double radiators. Electric points. UPVC double glazed casement doors giving access to rear patio and garden.

EXCELLENT NEWLY FITTED KITCHEN/BREAKFAST ROOM Partly tiled. Inset one and half bowl 'Franke' sink, mixer tap. Excellent range of fitted floor and wall units, work surfaces. Built-in 'Neff' 4 ring gas hob and extractor hood over. Integrated 'Neff' electric oven. Separate integrated Neff Microwave over. 'Indesit' integrated fridge/freezer. Integrated 'Indesit' dishwasher. 'Indesit' integrated automatic washing machine. Peninsular unit/Breakfast bar with double cupboard under. Electric points. Wall cupboard housing newly installed 'Glow worm Flexicom 24CX' gas fired central heating boiler. (Kitchen area also opens onto CONSERVATORY/DINER.) Kitchen measurement 17ft x 7ft 9ins.

BEDROOM ONE 15ft 8ins x 9ft 10ins Radiator. Electric points.

BEDROOM TWO 11ft 8ins x 9ft 8ins. Built-in mirror fronted wardrobes. Radiator. Electric points.

NEWLY FITTED BATHROOM Fully tiled. White suite comprising: panelled bath, centre mixer tap and pop-up waste. Plumbed in shower mixer and spray, shower screen. Wash hand basin with monobloc mixer tap and pop-up waste. Shaver socket. Low level w.c. suite. Ceramic tiled floor. Large Wall mounted chromium style heated towel rail/radiator.

OUTSIDE: Driveway giving access to INTEGRAL SINGLE GARAGE 17ft 2ins max x 8ft 4ins. Electric light and power. Up-and-over door. Also benefits from double opening rear access doors Giving access to patio and rear garden. The rear garden is laid mainly to lawn. Two patio areas. Shrubs and trees. The front garden is laid mainly to lawn

PRICE £320,000 FREEHOLD

VIEWING BY APPOINTMENT ONLY PLEASE THROUGH SOLE AGENTS

HUMPHREYS & ORR

4 FALCON DRIVE, MUDEFORD, CHRISTCHURCH, DORSET.

VISIT OUR WEBSITE www.humphreysorr.co.uk reference 36398

