

**39 SHELDRAKE ROAD, MUDEFORD, CHRISTCHURCH,
DORSET BH23 4BP
PRICE £299,950 COUNCIL TAX BAND 'D'**



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

An opportunity to acquire a **SPACIOUS THREE BEDROOM DETACHED BUNGALOW** situated in this highly sought after road. Renowned local amenities include the picturesque Mudeford Quay with its excellent boating and fishing facilities. Sandy Avon and Friars Cliff beaches. Other amenities include 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 Marks & Spencer and Waitrose Super Markets and in the other direction Highcliffe. The Sainsbury Superstore is located adjacent to Somerford roundabout and for local shopping the Bure Lane Post Office/general stores together with bus service is located nearby.

The property is constructed with external brick and tiled hung 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 connected, 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
LOUNGE/DINING ROOM * KITCHEN
BEDROOM ONE * BEDROOM TWO * BEDROOM THREE/SEPARATE BATHROOM *
SEPARATE WC * EXTERNAL CONSERVATORY
SINGLE GARAGE * GARDENS HAVING A SUNNY ASPECT**

The spacious accommodation comprises with the following approximate measurements:

ENTRANCE HALL Double radiator. Electric points. Telephone point. Electric meter cupboard. Hatch to roof space.

LOUNGE/DINING ROOM 19'8" x 11'10" Two double radiators. Electric point. TV aerial point. Side window.

KITCHEN/BREAKFAST ROOM 11' 2" x 8' 6". Fully tiled walls. Comprising stainless steel single drainer sink unit with matching mixer tap. Double cupboard under. Additional three drawer unit. Wall cupboards. Three glazed display cabinets. Shelved larder cupboard with storage cupboard over. Airing cupboard housing lagged copper hot water cylinder and fitted electric immersion heater storage cupboard over. Breakfast bar. Potterton gas fired central heating boiler and programmer. Programmer for automatic washing machine. Space for fridge/freezer. Electric and gas cooker points. Canopy extractor hood. Electric points. UPVC double glazed door giving access to:

ENCLOSED TILED ENTRANCE PORCH. With front and rear UPVC double glazed doors.

BEDROOM ONE 12'8" x 10' 6" Radiator. Telephone point. Electric points.

BEDROOM TWO 11' 6" into recess max x 8' 8" Radiator. Electric points.

BEDROOM THREE/SEPARATE DINING ROOM 10' 9" x 6' 8" Radiator. Electric points.

BATHROOM Fully tiled coloured suite comprising panelled bath. Chromium mixer tap and shower attachment. Pedestal wash hand basin. Heated towel rail.

SEPARATE WC Fully tiled low level suite to match.

CONSERVATORY 18' 6" x 8' 2" White aluminium construction (approached from the rear garden).

ATTRACTIVE WELL ENCLOSED REAR GARDEN have a sunny aspect laid to lawn with large patio surround by well stocked flower and shrub borders. Rear Pergola recessed garden shed. To the side of the bungalow there is a small vegetable garden and aluminium green house. **The FRONT GARDEN** has been recently block paved with shingle for ease of maintenance.

BLOCK PAVED DRIVEWAY giving access to single garage with up and over door. Electric light. Side personal door.

PRICE £299,950

**VIEWING BY APPOINTMENT PLEASE THROUGH
HUMPHREYS & ORR
4 FALCON DRIVE
MUDEFORD
CHRISTCHURCH, DORSET, BH23 4BA
TELEPHONE 01425 274444**

Our website address is: www.humphreysorr.co.uk

Ref: 36400

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			72
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		40	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

