PAIR OF SEMI-DETACHED HOUSES

9 & 10 ARGYLE ROAD, MUDEFORD, CHRISTCHURCH, DORSET
PRICE £615,000 FREEHOLD
COUNCIL TAX BANDS - NUMBER 9 BAND 'D' - NUMBER 10 BAND 'D'

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

IDEAL FOR THE BOATING ENTHUSIAST

A rare opportunity to acquire a PAIR OF SEMI-DETACHED HOUSES ON SEPARATE TITLES, being sold as one unit, offering extremely versatile accommodation, suitable for family living, home and income, holiday home etc., very well situated in this highly sought after road within yards of Fishermans Bank, public slipway and the harbour, making it ideal for the boating/fishing enthusiast. Other renowned local amenities include the picturesque Mudeford Quay, 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, and in the other direction, Highcliffe. The Sainsbury Superstore is located adjacent to the Somerford roundabout, and there are local shopping facilities and bus services within the general Mudeford area.

The properties are constructed with external colour washed elevations under a slate roof, and there are individual gas fired central heating systems installed in both properties.

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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.

9 ARGYLE ROAD

SUMMARY OF ACCOMMODATION
RECEPTION AREA * LOUNGE * DINING ROOM * KITCHEN/BREAKFAST ROOM * CLOAKROOM * STAIRCASE TO FIRST FLOOR: * TWO BEDROOMS * BATHROOM * STUDY/DRESSING ROOM

The accommodation comprises with the following approximate measurements:

Entrance door giving access to:

RECEPTION AREA Stairs leading to first floor landing. Understairs storage cupboard. Door to:

LOUNGE 12ft 4ins into bay x 11ft 10ins max. Front aspect. Double radiator. Open fireplace. TV aerial point. Electric point.

DINING ROOM 12ft 3ins max x 11ft 11ins max. Double radiator. Open fireplace. Wall mounted central heating thermostat. Central heating programmer.

KITCHEN/BREAKFAST ROOM 12ft x 11ft 10ins Aspect to the rear, overlooking garden. Double opening glazed doors. The kitchen is fitted with a range of wall and base units, work surfaces. Inset stainless steel single drainer sink unit. Space for cooker. Space for fridge. Open fireplace. From the kitchen door leads through to:

CLOAKROOM Comprising: Low level WC. Wash hand basin. Wall mounted Thorn Apollo gas fired central heating boiler.

STAIRCASE GIVING ACCESS TO FIRST FLOOR LANDING Radiator. Hatch to roof space.

BEDROOM ONE 12ft 11ins into bay x 11ft 10ins Harbour view double radiator. Electric points.

BEDROOM TWO 11ft 10ins x 11ft 10ins Aspect over the rear garden. Double radiator. Electric points.

STUDY/DRESSING ROOM 5ft 5ins x 4ft 9ins. Radiator.

SPACIOUS FAMILY BATHROOM (could be converted back to form additional bedroom if required) Coloured suite comprising: panelled bath, fitted Aqualisa shower over. Pedestal wash hand basin. Low level WC. Double radiator. Fireplace. Built-in airing cupboard housing insulated hot water cylinder. Fitted electric immersion heater.

OUTSIDE: The front garden is presently laid out to provide parking for one car, or boat storage area. The most attractive well enclosed rear garden, is laid mainly to lawn with an abundance of flowers, shrubs, and trees.

10 ARGYLE ROAD

SUMMARY OF ACCOMMODATION:
SIDE ENTRANCE PORCH/CONSERVATORY * OPEN PLAN LOUNGE/DINING ROOM * KITCHEN * UTILITY ROOM * CLOAKROOM * SPIRAL STAIRCASE GIVING ACCESS TO FIRST FLOOR: THREE BEDROOMS * FAMILY BATHROOM * LOFT STORAGE ROOM/STUDIO

SIDE ENTRANCE PORCH /CONSERVATORY Approximately 19ft x 4ft 6ins
Quarry tiled flooring. Entrance door giving access to:

LOUNGE/DINING ROOM 28ft into bay x 11ft Double radiator. Open fireplace. Electric points. TV aerial point. Telephone point. In the dining area, wall mounted 'Baxi Bermuda' gas fired central heating back boiler/gas fire. Most attractive individual style spiral staircase giving access to FIRST FLOOR:

KITCHEN/BREAKFAST ROOM 11ft 9ins x 10ft 3ins Aspect over the rear garden. Via. glazed door. The kitchen is fitted with a range of floor and wall mounted units, work surfaces, inset stainless steel sink, built-in Belling electric double oven. Large Peninsular unit with terrazzo top. Five inset electric rings, canopied hood over, cupboards under. Space and plumbing for automatic washing machine. Radiator. Electric points. Door to:

SIDE COVERED WAY/UTILITY ROOM 22ft 5ins x 4ft 6ins. Door to rear garden. Door to:
CLOAKROOM with low level WC Wall mounted wash hand basin. Radiator.

From the open plan lounge/dining room a FEATURE SPIRAL STAIRCASE gives access to:
FIRST FLOOR LANDING Radiator.

BEDROOM ONE 11ft 11ins x 11ft 11ins Aspect to the rear, overlooking the garden. Two built-in wardrobes. One double radiator. Vanity unit comprising: Wash hand basin, storage area below. Electric points.

BEDROOM TWO 13ft into bay x 10ft 7ins This room enjoys an excellent VIEW OF THE HARBOUR AND THE PURBECKS IN THE DISTANCE. TV aerial point. Electric points. Two built-in wardrobes.

BEDROOM THREE 8ft 10ins x 8ft 7ins Wash hand basin. Built-in airing cupboard housing lagged hot water cylinder, fitted electric immersion heater. Electric points.
FAMILY BATHROOM partly tiled. Comprising: panelled bath. Low level w.c. wash hand basin, heated towel rail.

FROM THE LANDING STEPLADDER GIVES ACCESS TO:
LOFT ROOM 20ft 5ins x 5ft 10ins approx. This room is currently being used as a STUDIO. EXCELLENT VIEWS ACROSS THE HARBOUR TO THE PURBECKS IN THE DISTANCE. Two Velux windows. Telephone point. Electric points. Door leads through to additional STORE ROOM.

OUTSIDE: The front garden is laid out with flowers and shrubs.
The rear garden is most attractive and well enclosed, laid to lawn with brick paved patio, flowers, shrubs and trees. Rear vegetable garden. Aluminium GREENHOUSE.

PRICE FOR THE TWO PROPERTIES NUMBER 9 & NUMBER 10 ARGYLE ROAD

£615,000 FREEHOLD

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