



ELDERBERRY LANE, MUDEFORD, BH23 3RN

Mitchells
1963 — TODAY



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A superbly presented semi-detached house of approx. 1010 sq ft in a great location and within walking distance of the infant and junior schools. Thoroughly modernized with a smart re-fitted kitchen and a 4 piece bathroom, there is also a delightful sunny garden, attached garage and driveway to the front.

THREE BEDROOMS • ONE FAMILY BATH/SHOWER ROOM

KITCHEN • LOUNGE/DINER

GARDEN • GARAGE • DRIVEWAY PARKING



The Property

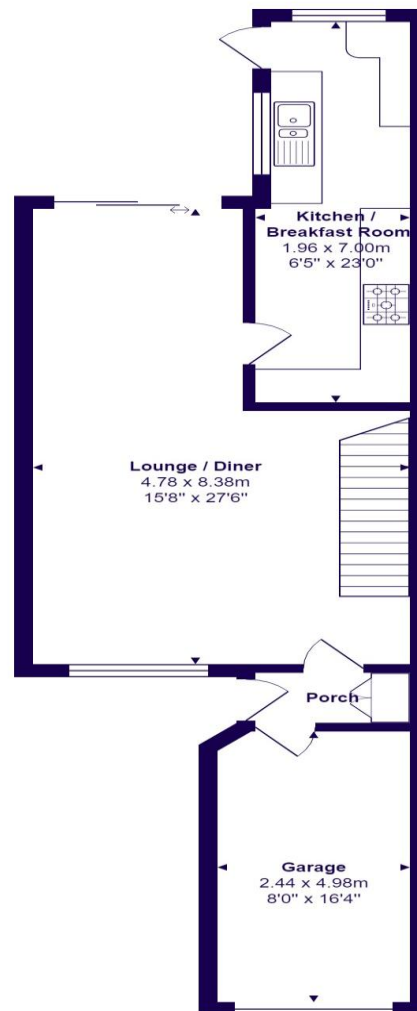
- Immaculate house In a very popular location
- Three bedrooms, two with fitted wardrobes
- Spacious lounge/dining room
- Re-fitted kitchen with breakfast/utility area
- Modern bathroom with separate shower cubicle
- Integral garage with light and power
- Gas central heating and uPVC double glazed windows
- Short stroll to Stanpit Marsh, local schools, shops and Mudeford Quay
- Council Tax Band 'D' £2,327.29
- EPC rating 'D'



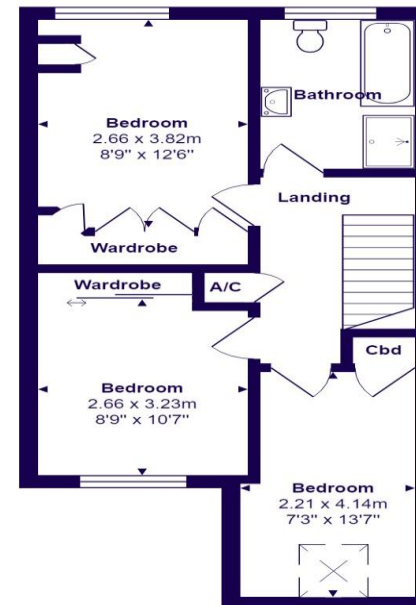


Location

Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mudford Sandbank attracts visitors every year to the private beach huts with the Harbour providing a sheltered environment for water sports activities. With a friendly, community feel, it is no wonder Mudford is a popular choice for relocation.



Ground Floor



First Floor



Total Area: 93.6 m² ... 1007 ft² (excluding garage)
All measurements are approximate and for display purposes only





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