



LEDBURY ROAD, MUDEFORD, CHRISTCHURCH BH23 3LB

Mitchells
1963 — TODAY



LEDBURY ROAD, MUDEFORD, CHRISTCHURCH BH23 3LB

A fantastic detached chalet of approximately 1250 sq.ft enviably located opposite Stanpits historic cricket green, less than 200 yards from Fisherman's Bank and slipway access to the harbour. This lovely home is presented in immaculate order having been completely refurbished. The property features a lovely, mature rear garden, garage and off road parking

THREE BEDROOMS • FAMILY BATH/SHOWER ROOM • DOWNSTAIRS CLOAKROOM •

MODERN FITTED KITCHEN • LOUNGE/DINER

SECLUDED GARDEN • GARAGE • OFF ROAD PARKING

** Video tour available online**



The Property

- Detached chalet bungalow of approx. 1,250 sq ft
- Two first floor double bedrooms with built-in wardrobes
- Ground floor bedroom with feature bay window
- Large lounge/dining room with access onto the garden
- Modern fitted kitchen
- Westerly aspect secluded garden
- Attached garage and off road parking
- Superb location opposite Mudeford Cricket Pitch
- Level walk to Fisherman's Bank, Avon Beach and Stanpit Marsh
- Gas fired central heating & uPVC double glazed windows
- Council Tax Band 'F' - £3024.55
- 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 becoming a popular choice for relocation.

Approximate Gross Internal Area: 114 sqm / 1224 sqft

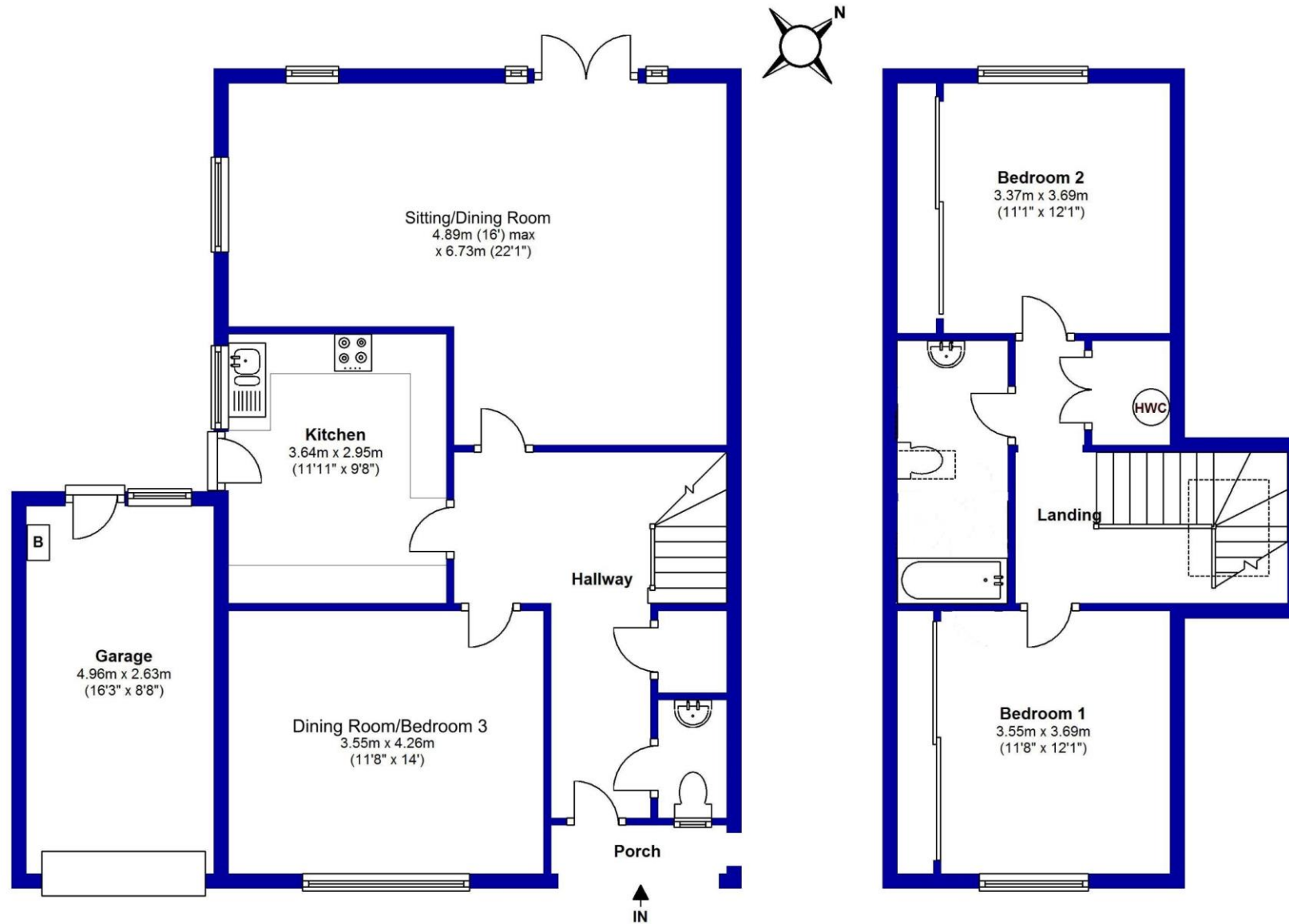


Illustration for identification purposes only; measurements are approximate, not to scale. EPC South Coast Surveys
Plan produced using The Mobile Agent.





mitchells.uk.com

mundeford@mitchells.uk.com

01202 499295

Mundeford

Cambridge House

112-114 Stanpit

BH23 3ND

