

GLADSTONE CLOSE STANPIT, BH23 3TL





£499,000 FREEHOLD

A spacious and versatile townhouse enjoying beautiful views over Stanpit marsh featuring three/four bedrooms, two bathrooms and generous living accommodation. Situated in a quiet cul-de-sac location, easy level walking distance of Stanpit Marsh, Mudeford Harbour & Christchurch. This lovely home offers scope for improvement and enjoys a sunny south facing rear garden, driveway parking and integral garage. Viewing is advised to appreciate the size and setting of this wonderful property.

THREE BEDROOMS • STUDY/BEDROOM FOUR • TWO BATHROOMS • KITCHEN • GENEROUS LOUNGE
SEPARATE DINING ROOM • BALCONY • CONSERVATORY • GARDEN
GARAGE • OFF ROAD PARKING • VACANT POSSESSION



The Property

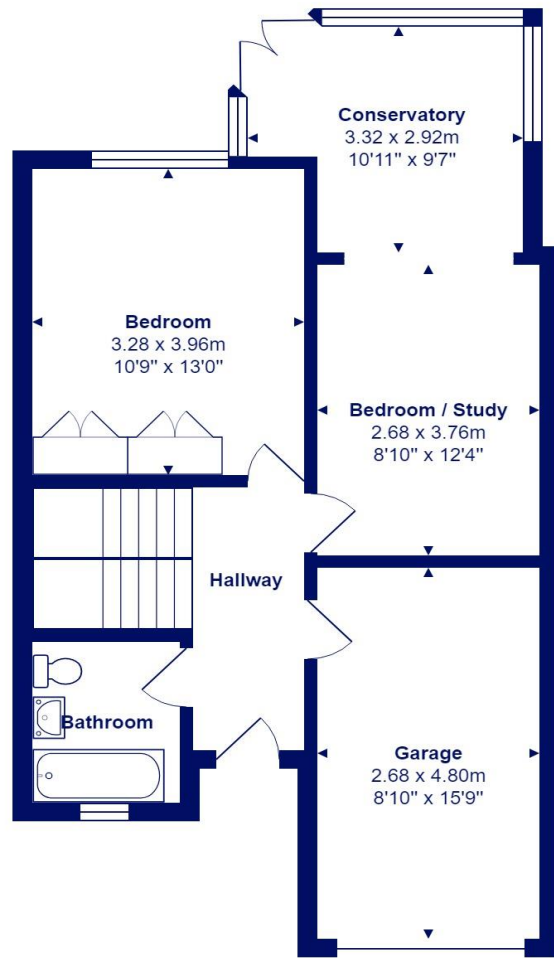
- Spacious townhouse of approximately 1367 sq ft
- Three/four bedrooms
- Two bathrooms
- Generous lounge with balcony and views onto the marsh
- Kitchen and separate dining room
- Sunny, south facing rear garden backing onto permanent open space
- Integral garage with off-road parking
- Quiet cul-de-sac location
- Easy level walking distanced of Stanpit Marsh, Mudeford Harbour & Christchurch
- Potential to improve/extend (stpp)
- Vacant Possession
- Council Tax band 'E' - £2,559.23
- EPC rating 'D'



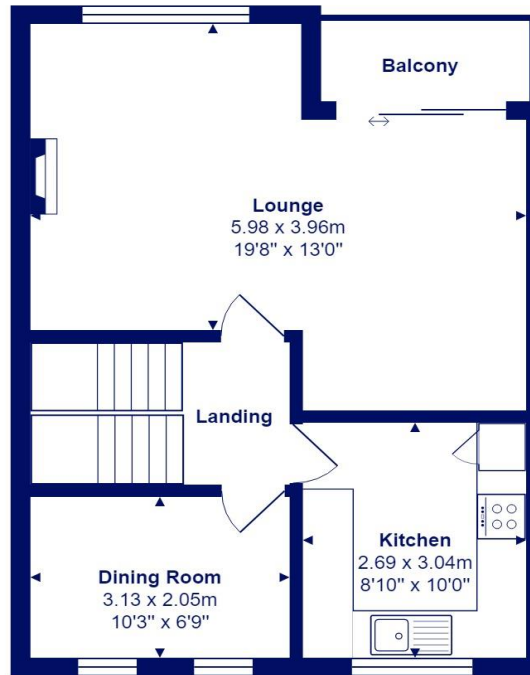


Location

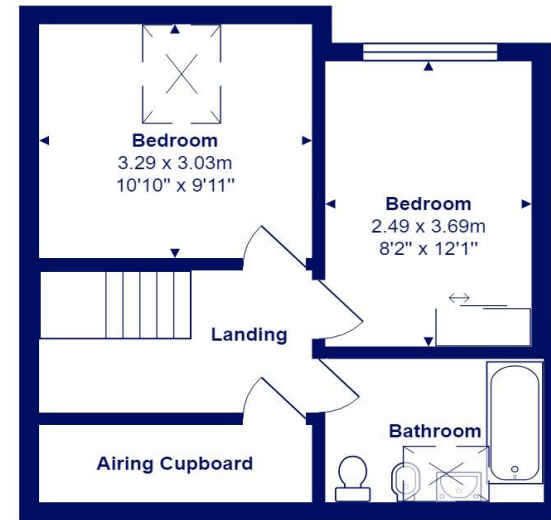
Mundeford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular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



Ground Floor



First Floor



Second Floor



Total Area: 127.0 m² ... 1367 ft² (excluding garage, balcony)

All measurements are approximate and for display purposes only







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