

GLADSTONE CLOSE,  
STANPIT, BH23 3TL





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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, walking distance of Stanpit Marsh, Mundeford Harbour & Christchurch. This lovely home is presented in immaculate condition 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 • TWO BATHROOMS (one ground floor) • LOUNGE/DINER • SEPARATE STUDY •  
KITCHEN • BALCONY • GARDEN • GARAGE • OFF ROAD PARKING • QUIET CUL-DE-SAC



## The Property

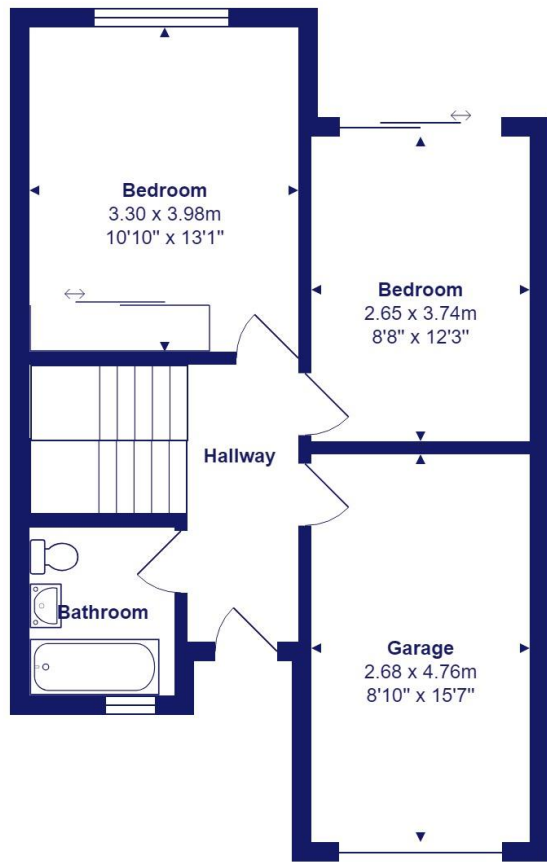
- Spacious townhouse of approximately 1280 sq ft
- Three bedrooms
- Generous lounge/diner with balcony and views onto the marsh
- Kitchen and separate study
- Sunny, south facing rear garden backing onto permanent open space
- Integral garage with off-road parking
- Quiet cul-de-sac location, walking distance of Stanpit Marsh, Mundeford Harbour and Christchurch
- Vendor suited
- Council Tax band 'E' - £2710.86
- EPC rating 'C'



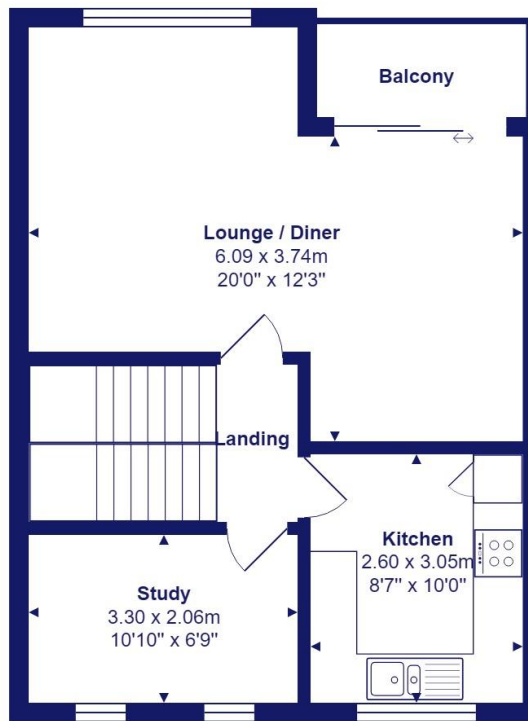


## Location

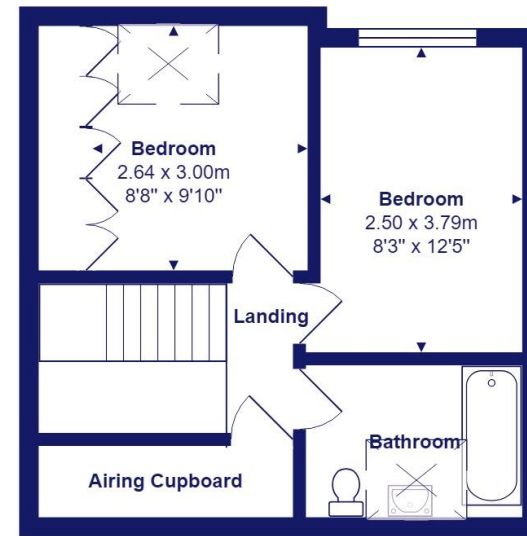
Mudford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular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



Ground Floor



First Floor



Second Floor



Total Area: 118.3 m<sup>2</sup> ... 1274 ft<sup>2</sup> (excluding garage, balcony)

All measurements are approximate and for display purposes only





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