



Total Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



**Mitchells**  
 1963 — TODAY



**Lancaster Close, Mundeford, BH23 4SR**

**Asking Price: £475,000**

*Freehold*

# Lancaster Close, Mundeford, Christchurch, Dorset, BH23 4SR

An extremely smart and spacious three bedroom semi-detached property that has been extended to offer fantastic living accommodation. Situated on the very popular Princess Park providing a brilliant position on the fringes of Friars Cliff and just a short, level stroll to the sandy Avon Beach and beach cafes. An impressive home of over 1000sqft with a most impressive large living room of about 23'0 x 17'0 having been sympathetically extended on the ground floor. Other features include a modern kitchen, downstairs shower/utility room a recently refitted large bathroom and an integral garage together with off-road parking. There is a neat easily maintained rear garden with an attractive wooded back drop.

## Accommodation & Amenities

- Three double bedrooms
- Large family bathroom with bath and walk-in shower
- Smart re-fitted kitchen
- Superb lounge/dining room with vaulted ceiling, skylight and log burner
- Ground floor shower room/utility room
- Driveway and garage with electric roller door
- Landscaped rear garden with decking and lighting
- New Boiler in 2021 with Hive heating system & UPVC double glazing
- EPC 'D'
- Council Tax 'D' £2071.06



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