



SANDOWN ROAD, CHRISTCHURCH, DORSET BH23 3HG

Mitchells
1963 — TODAY



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Two bedroom semi detached home presented in excellent order throughout boasting accommodation extending to approximately .. sq. ft. situated in the heart of this bustling area and within the catchment area of the excellent local schools and within walking distance of Stanpit Marsh, Avon Beach and Mudeford Quay. This lovely home benefits from two good sized bedrooms, spacious lounge, dining room, kitchen breakfast room and ground floor shower room. Located conveniently nearby local amenities, shops and bus routes this property also benefits from off road parking, a sunny rear garden and a fully insulated garden room with power and light.

TWO BEDROOMS • DOWNSTAIRS SHOWER ROOM • KITCHEN/BREAKFAST ROOM • LOUNGE

SEPARATE DINING ROOM • GARDEN

SUMMER HOUSE • OFF ROAD PARKING



The Property

- Semi Detached house of approx 800 sq ft
- Two double bedrooms
- Well fitted kitchen/breakfast room with access onto the garden
- Good size sitting room leading to a separate dining area
- Ground floor shower room
- Sunny, private rear garden with fully Insulated garden room
- Off road parking
- Gas fired central heating and Upvc double glazed windows
- Close to local schools, shops and amenities
- Council Tax Band 'C' - £1971.54
- EPC rating 'C'



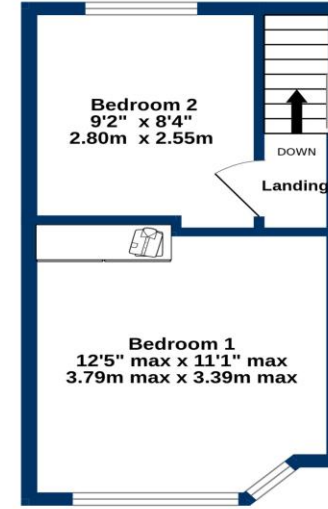
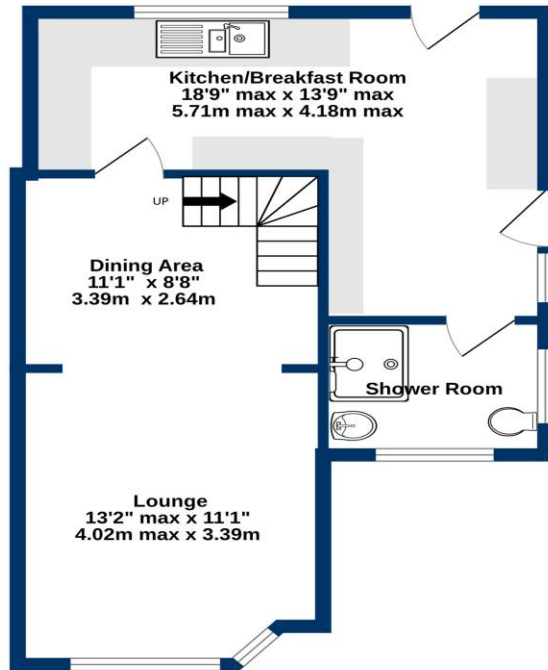
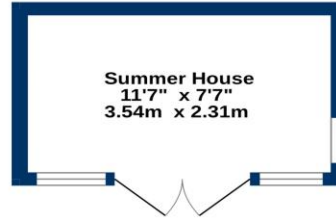


Location

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
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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