



DE HAVILLAND WAY, MUDEFORD, CHRISTCHURCH, BH23 3JD

**Mitchells**  
1963 — TODAY







# DE HAVILLAND WAY, MUDEFORD, CHRISTCHURCH BH23 3JD

A delightful mid-terrace, three bedroom property situated in the heart of Mundeford with a garage and a sunny south-west facing garden. Offering scope for improvement this home is offered for sale with vacant possession. Located within the catchment area of the local sought after schools, local shops, bus routes and within walking distance of Mundeford Quay and Avon Beach.

**THREE BEDROOMS • FAMILY SHOWER ROOM • KITCHEN • SITTING/DINING ROOM  
DOWNSTAIRS W/C • GARDEN • GARAGE**





## The Property

- Mid-terrace house with 991 sq.ft of accommodation
- Three first floor bedrooms
- Sitting/dining room with outlook to the garden
- Good sized kitchen
- uPVC double glazing and gas fired central heating
- Family shower room and downstairs w/c
- South-west facing rear garden
- Close to local shops, bus routs and with catchment area of local schools
- Council Tax Band 'C' - £1971.54
- EPC rating 'C'



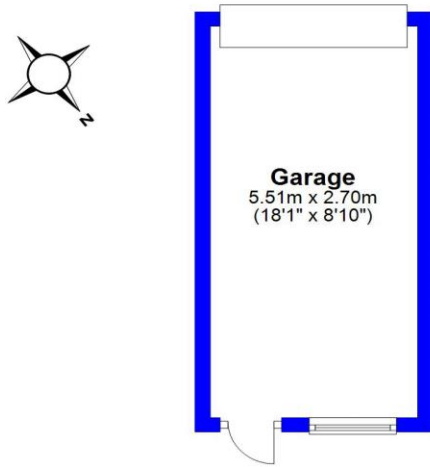




## Location

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 water sports activities. With a friendly, community feel, it is no wonder Mudford is becoming a popular choice for relocation.

### Ground Floor



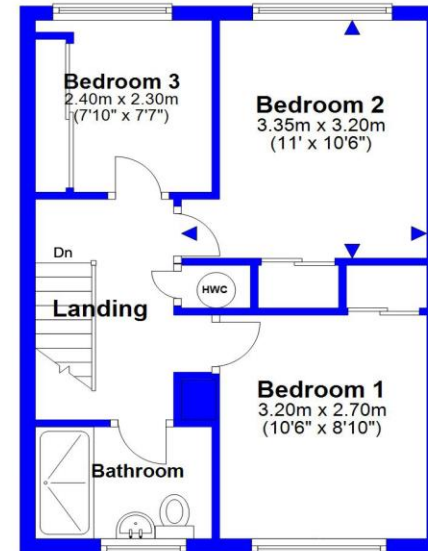
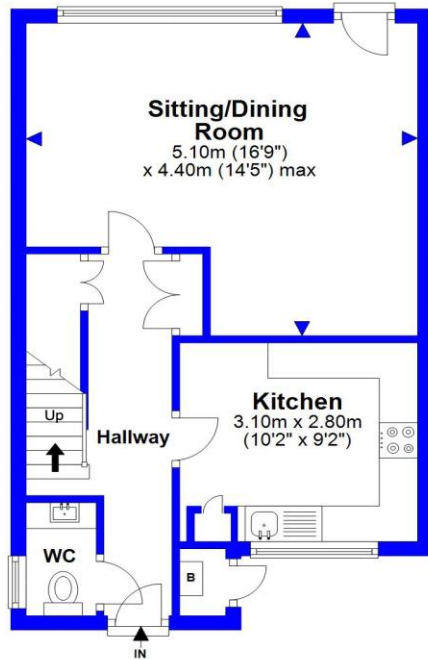
## Floor Plan

### Approx Gross Internal Areas

House: 77.2 sqm / 830.6 sqft  
Garage: 14.9 sqm / 160.7 sqft

**Total Approx Gross Area:**  
**92.1 sqm / 991.3 sqft**

### First Floor











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