



HALIFAX WAY, MUDEFORD, CHRISTCHURCH BH23 4TX

Mitchells
1963 — TODAY



HALIFAX WAY, MUDEFORD, DORSET BH23 4TX

A very well presented end-terrace house situated on this popular development within the catchment area of the local schools and within walking distance of the beach at Friars Cliff.

This lovely home features fantastic open plan living space with modern kitchen and feature island, three bedrooms, a modern family bathroom, sunny rear garden and a casual parking nearby.

**THREE BEDROOMS • FAMILY BATHROOM • KITCHEN • SITTING/DINING ROOM • GARDEN
STORAGE SHED • OFF ROAD PARKING**



The Property

- End-terrace property of approx. 715 sqft
- Three bedrooms
- Refitted family bathroom
- Good size sitting/dining room with feature bay window and doors onto the garden
- Modern kitchen
- Well landscaped and sunny rear garden with storage shed
- Casual car parking nearby
- Gas fired central heating and Upvc double glazed windows
- Council Tax Band 'C' - £1971.54
- EPC rating tbc



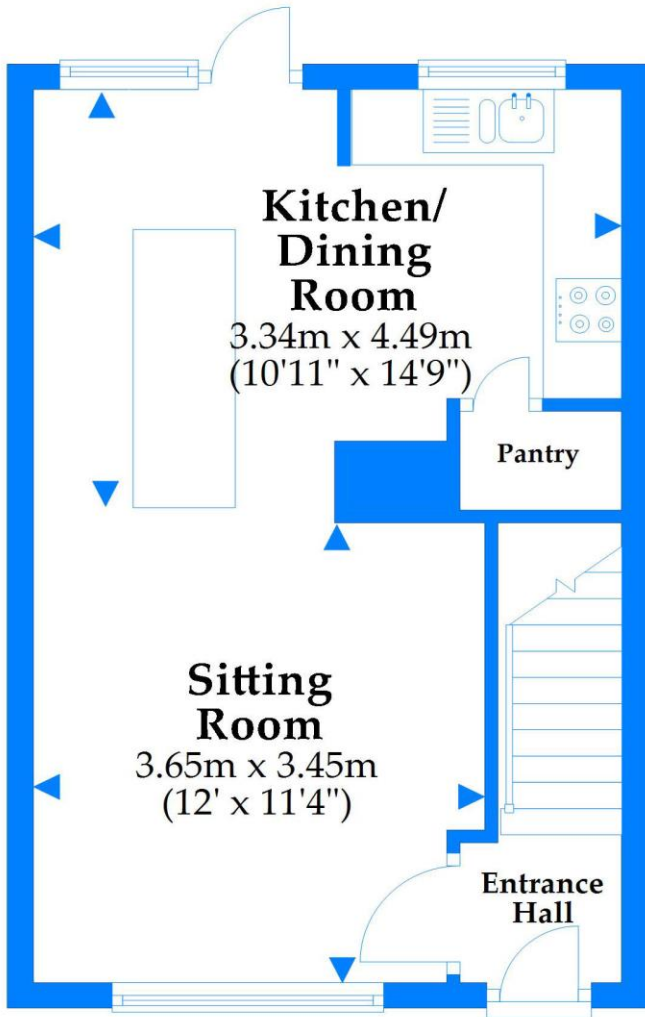


Location

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

Approx. 31.8 sq. metres (342.4 sq. feet)



**Kitchen/
Dining
Room**

3.34m x 4.49m
(10'11" x 14'9")

Pantry

**Sitting
Room**

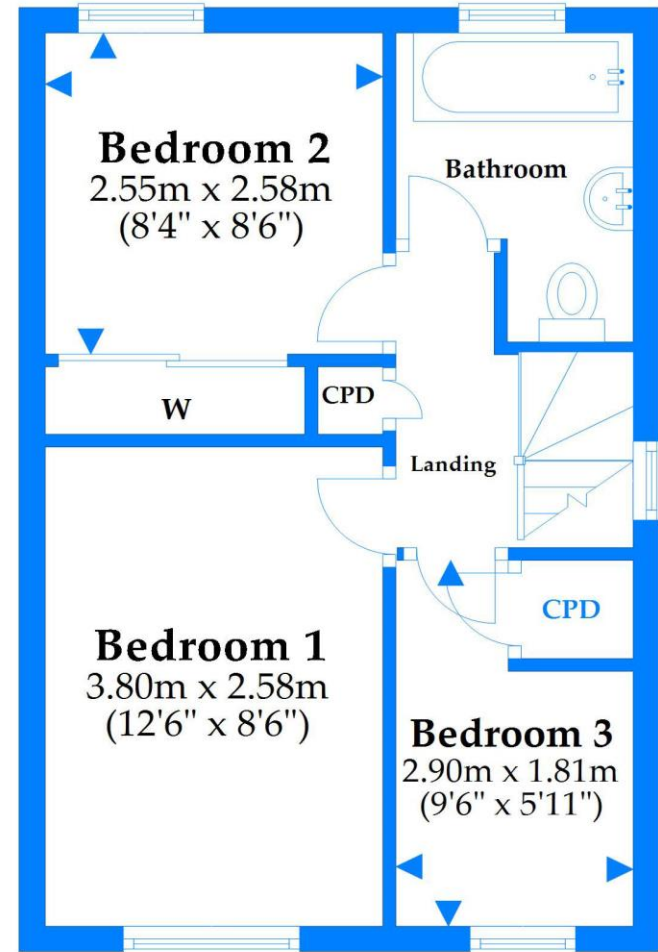
3.65m x 3.45m
(12' x 11'4")

Entrance
Hall



First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Bedroom 2
2.55m x 2.58m
(8'4" x 8'6")

Bathroom

W

CPD

Landing

CPD

Bedroom 1
3.80m x 2.58m
(12'6" x 8'6")

Bedroom 3
2.90m x 1.81m
(9'6" x 5'11")

Total area: approx. 63.6 sq. metres (684.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







mitchells.uk.com
mundeford@mitchells.uk.com
01202 499295

Mundeford
Cambridge House
112-114 Stanpit
BH23 3ND

