



MUDEFORD LANE, MUDEFORD, CHRISTCHURCH, DORSET BH23 3HW

**Mitchells**  
1963 — TODAY





A beautifully presented detached bungalow of approximately 950 sq ft situated in this popular residential area within easy walking distance of the historic Mundeford Quay, Avon Beach, Stanpit Marsh Nature Reserve and Fisherman's Bank. This light and airy property benefits from a private, south west facing rear garden, detached garage and off road parking for several vehicles to the front.

**TWO BEDROOMS • FAMILY BATHROOM • OPEN PLAN LIVING/DINING AREA • KITCHEN**

**GARDEN • GARAGE**

**OFF ROAD PARKING**



## The Property

- A beautifully presented detached bungalow of approx. 950 sq ft
- Two good size double bedrooms
- Spacious open plan living accommodation with bi fold doors leading onto the rear garden
- Modern fitted kitchen with Integrated appliances
- Refitted family bathroom
- Private south-west facing rear garden
- Blocked paved driveway for multiple vehicles
- Detached single garage
- Gas fired central heating, upvc double glazing and neutral décor throughout
- Situated within a short walk of the historic Mudeford Quay and the sandy Avon Beach
- Council Tax Band 'D' - £2710.86
- EPC rating 'D'

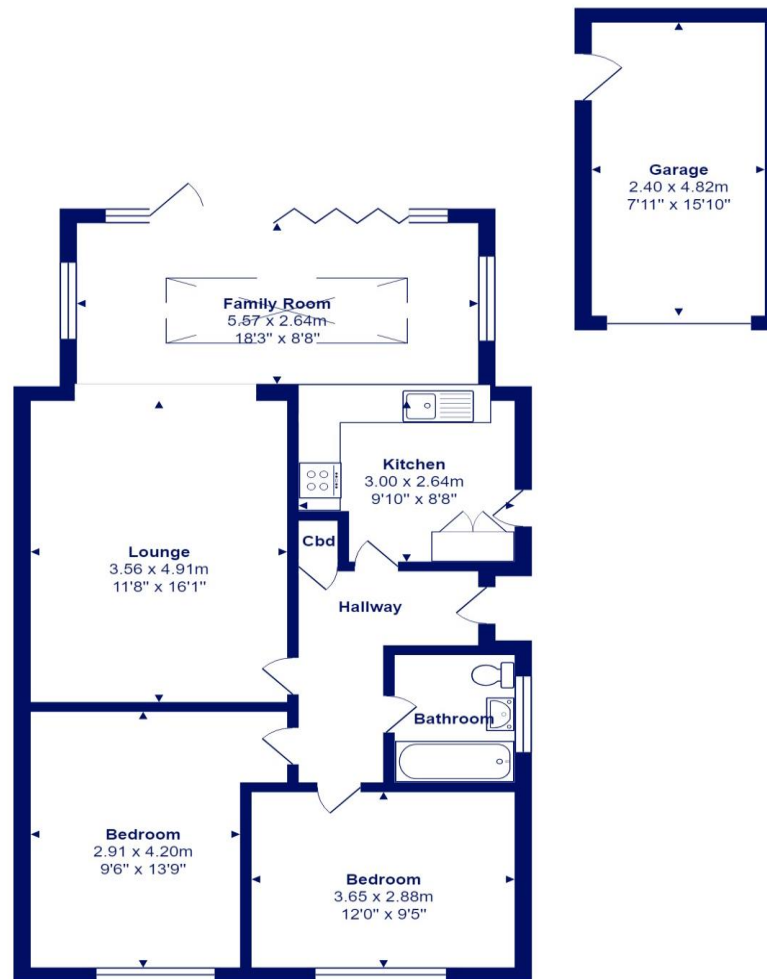






## Location

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.



Total Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup>

All measurements are approximate and for display purposes only











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