



Total Area: 90.7 m<sup>2</sup> ... 976 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



*Catalina Close, Mundeford, BH23 4JG*

**Mitchells**  
 1963 — TODAY

# 7 Catalina Close Mudford, Christchurch, BH23 4JG

A spacious semi-detached, three bedroom property situated in the heart of Mudford and presented in good order throughout. This lovely home benefits from ample driveway parking, garage and a private, south facing rear garden. Vendor suited. Located within the catchment area of the local sought after schools, local shops, bus routes and within walking distance of Mudford Quay and Avon Beach.

- Spacious semi-detached house of nearly 1100 sq ft. of accommodation
- Three first floor double bedrooms
- First floor family bathroom
- Large lounge with outlook to the front
- Open plan kitchen/dining room
- Conservatory extension
- South facing rear garden
- uPVC double glazing & gas fired central heating
- Single garage and plenty of driveway parking
- Close to local shops, bus routes and within catchment area of local schools
- Council Tax Band 'D' - £2,217.98
- EPC rating 'D'

