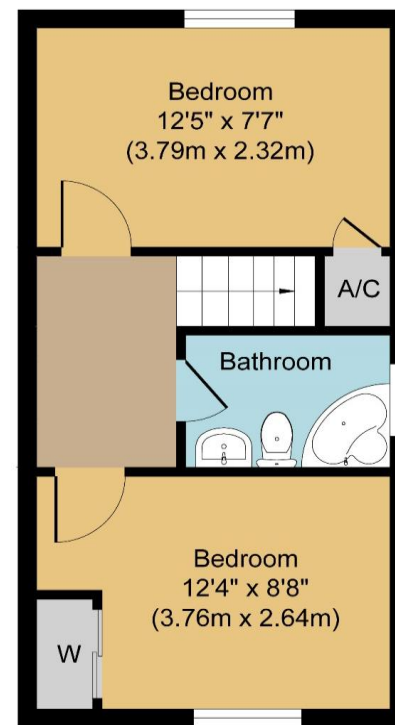


Ground Floor
Approximate Floor Area
452 sq. ft
(42.01 sq. m)



First Floor
Approximate Floor Area
315 sq. ft
(29.21 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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12 Andover Close, Mundeford, BH23 4SP

£399,950

Mitchells
 1963 — TODAY

Situated in a superb location on the Princess Park development on the fringes of Friars Cliff is this well-presented, semi-detached house.

This house has been well cared for and extended on the ground floor to make an extra bedroom or separate reception room. The local beach and open space at Mudeford Wood are just a short stroll away with the bustling Mudeford Quay, beach cafes and local school all within easy reach.

- Traditionally built semi-detached house
- Two first floor bedrooms and modern family bathroom
- Spacious lounge/dining room
- Separate reception/bedroom 3 with double aspect
- Well fitted kitchen with access onto the rear
- Gas fired central heating & upvc double glazing
- Neutral décor throughout and recently redecorated and new carpeting
- Neat and tidy rear garden with patio area and garden shed
- Catchment for the local Mudeford Infant and Junior Schools
- A very sensibly priced house on this sought after development
- Single garage in block with parking to the front for 2 cars
- Council Tax 'D' £2175,21
- EPC 'C'

