



CATALINA CLOSE, MUDEFORD, CHRISTCHURCH, DORSET

Mitchells
1963 — TODAY



Catalina Close, Mundeford, Christchurch BH23 4JG

A spacious and extended, three bedroom detached property situated in the heart of Mundeford and presented in good order throughout. This lovely home benefits from ample driveway parking, garage and a private rear garden.

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 DOUBLE BEDROOMS • FAMILY BATH/SHOWER ROOM • KITCHEN • LOUNGE/DINER

GARDEN ROOM WITH VAULTED CEILINGS

GARDEN • GARAGE • OFF ROAD PARKING



The Property

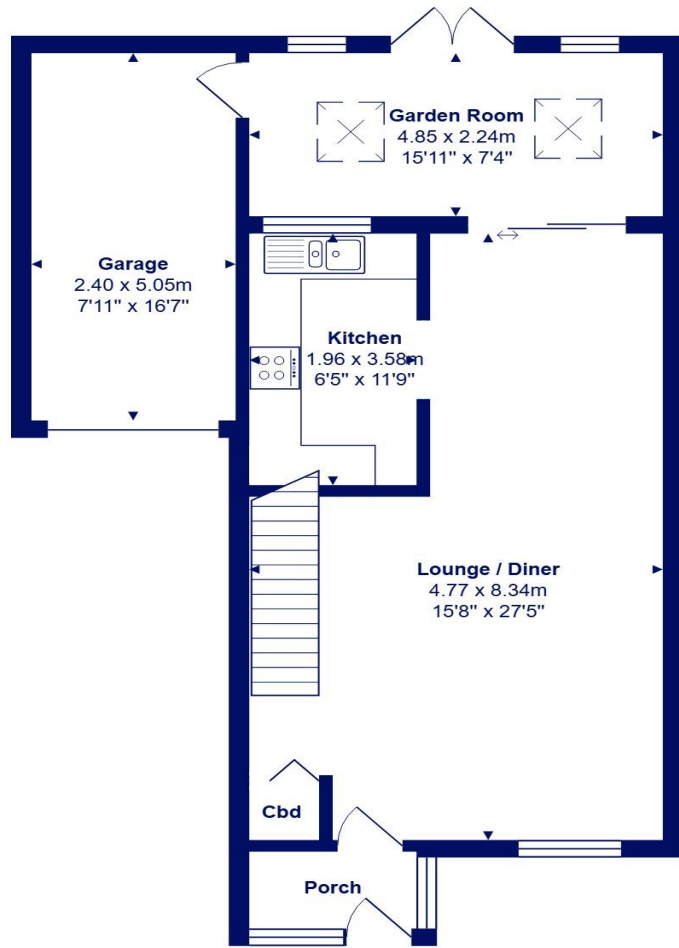
- Spacious detached house of nearly 1250 sq.ft
- Three generous double bedrooms
- First floor family bathroom
- Large through lounge/dining room
- Modern kitchen with some integrated appliances
- Rear extension with vaulted ceilings and loads of natural light
- Private rear garden with large patio area
- uPVC double glazing and 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 tbc



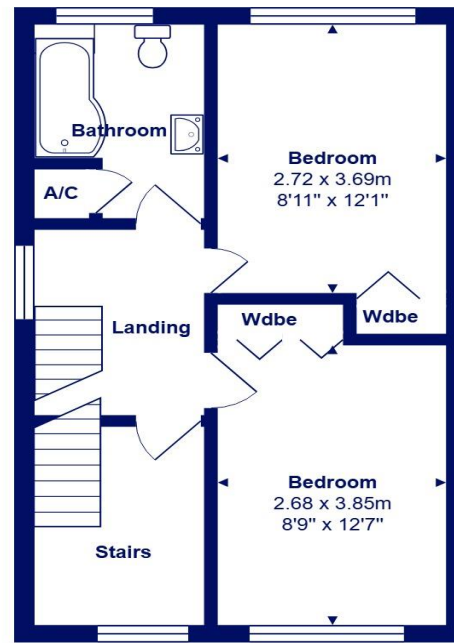


Location

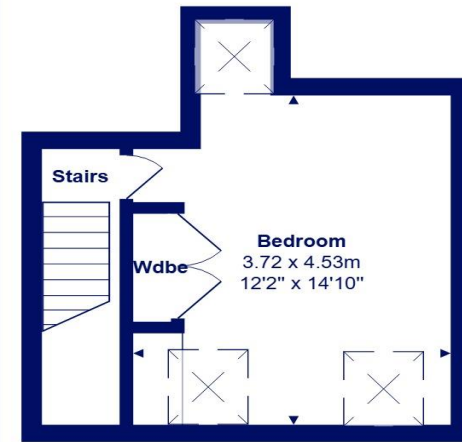
Mundeford began as a small fishing village close to the entrance of Christchurch Harbour which still sees fishing boats landing their catch today. The area enjoys award winning sandy beaches at Avon beach and plenty of wildlife activity on Hengistbury Head and Stanpit Marsh Nature Reserve. The popular Mundeford 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 Mundeford is becoming a popular choice for relocation.



Ground Floor



First Floor



Second Floor



Total Area: 115.8 m² ... 1247 ft² (excluding garage)
All measurements are approximate and for display purposes only







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