



GRANGE ROAD, MUDEFORD, DORSET BH23 4JD

Mitchells
1963 — TODAY



Grange Road, Mudeford, Dorset BH23 4JD

A spacious semi-detached house of approx. 910 sq ft built in 2015 and presented in show home order throughout forming part of a smart residential development in this quiet pocket of Mudeford within walking distance to the local beaches, Mudeford Wood and nearby shops. This property is ready to move into straightaway and features a crisp contemporary interior with stylish fittings, an impressive open plan living accommodation with an easily maintained rear garden, garaging and parking. An excellent house in a popular location.

**THREE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE-ENSUITE) • KITCHEN/DINING ROOM
SEPARATE LOUNGE • DOWNSTAIRS W/C
LOW MAINTENANCE GARDEN • GARAGE • ALLOCATED PARKING**



The Property

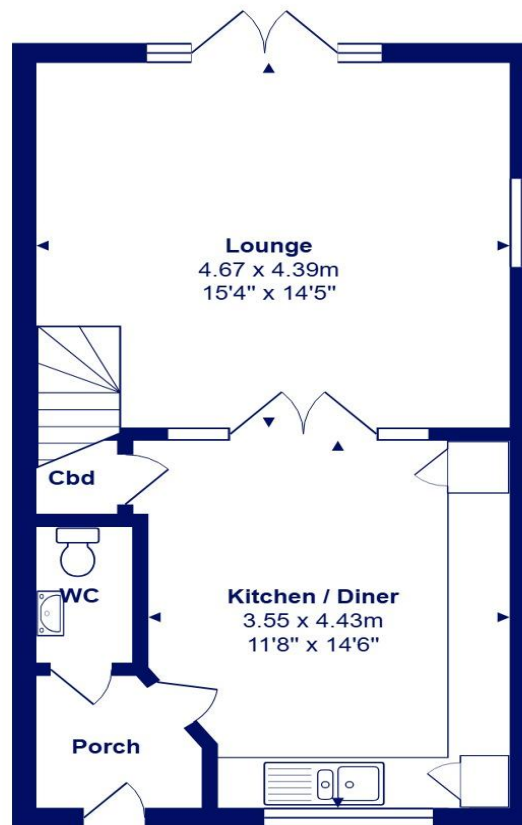
- Semi-detached house in show home order
- Three first floor bedrooms
- Two luxury bath/shower rooms (one en-suite)
- Impressive open plan kitchen/dining room with fully integrated appliances
- Large lounge with access onto the garden
- Entrance hall with downstairs w/c
- A private, sunny, low maintenance rear garden
- Good sized garage with light and power and allocated parking space
- Gas central heating and uPVC double glazed windows
- Convenient location within walking distance to beach
- Council Tax band 'D' - £2,327.29
- EPC rating 'B'



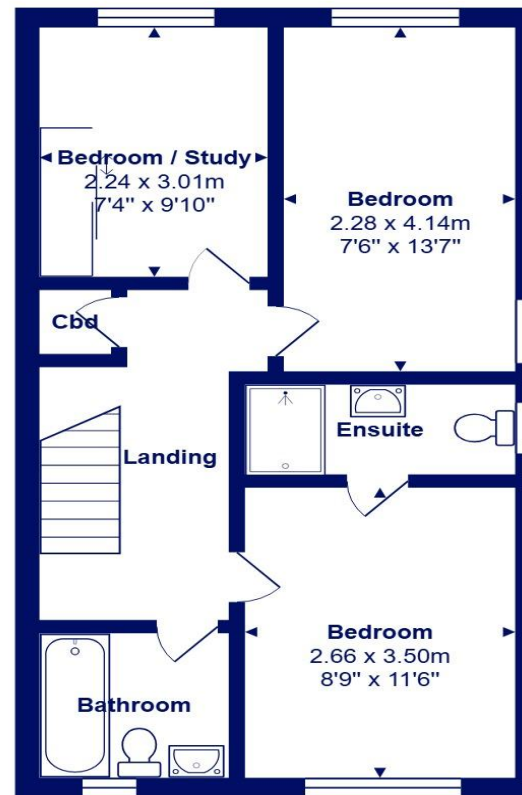


Location

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 a popular choice for relocation.



Ground Floor



First Floor



Total Area: 84.1 m² ... 906 ft²

All measurements are approximate and for display purposes only







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