



Total Area: 37.1 m<sup>2</sup> ... 399 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Rodney Drive, Mudeford

£170,000 Asking Price

**Mitchells**  
1963 — TODAY



# Rodney Drive Mudford, Dorset, BH23 3LL

A delightful ground floor studio maisonette with its own private garden, conservatory extension and allocated parking space, tucked away at the end of a cul de sac. Offering scope for extension this home is offered for sale with vacant possession. Located within the catchment area of the local sought after schools, local shops, bus routes and within walking distance of Mudford Quay and beaches.

- Studio maisonette with 400 sq.ft. of accommodation
- Refitted bathroom
- Modern Kitchen overlooking the garden
- Large living/bedroom
- Conservatory extension
- uPVC double glazing & electric heating
- Large wrap around, private rear garden
- Allocated parking space
- Close to local shops, bus routes and within catchment area of local schools
- Council Tax Band 'A' - £1,551.52
- EPC rating 'B'
- Share of Freehold, balance of 999 year lease

