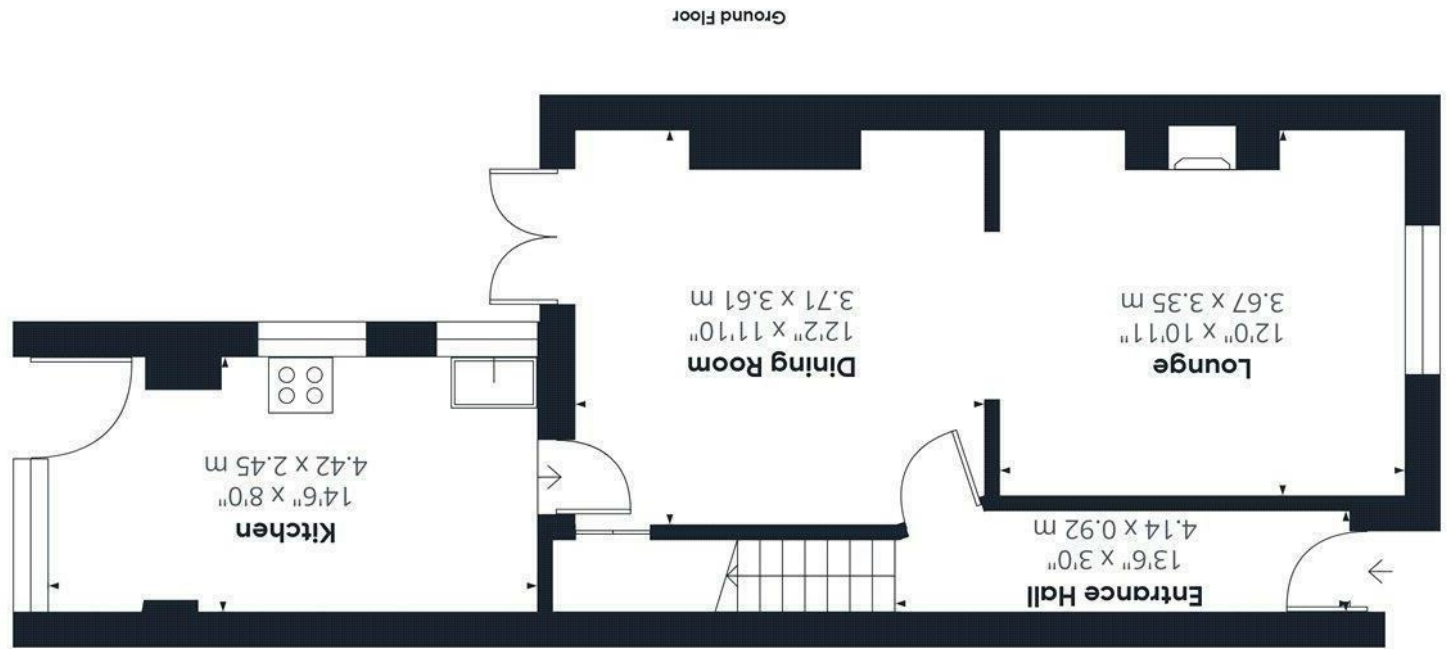
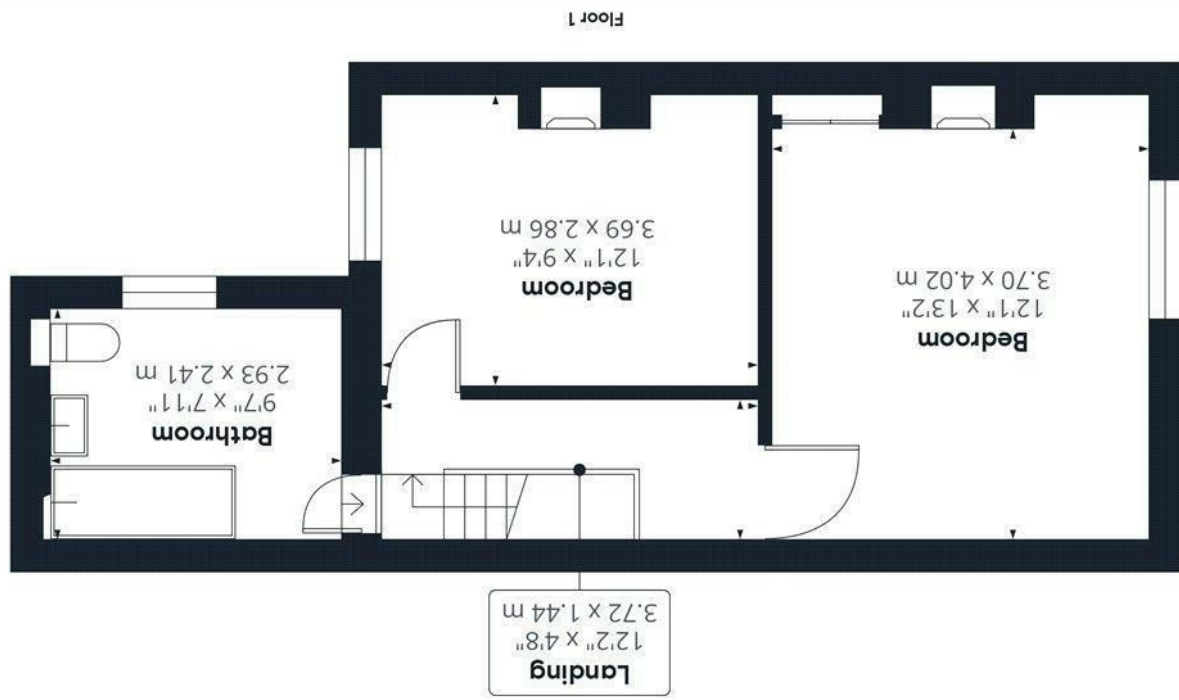


GIRAFFE360

standard.

Calculations are based on RICS IPMS 3C standard.  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.



Approximate total area<sup>10</sup>  
851.31 ft<sup>2</sup>  
79.09 m<sup>2</sup>



76 Stanpit, BH23 3NA

£392,000

**Mitchells**  
1963 — TODAY

A stunning character cottage of nearly 850sq. ft situated in this excellent position, right in the heart of Stanpit and just a stone's throw from Stanpit Marsh Nature Reserve and within walking distance of award winning pubs and restaurants, Fisherman's Bank, the historic Mudeford Quay and Avon Beach.

This wonderful property features a private, south-west facing rear garden, allocated parking space and viewing is advised to appreciate its full charm.

- Charming character cottage of nearly 850 sq.ft
- Spacious lounge/diner with feature open fireplace
- Good size modern kitchen with access onto the garden
- First floor family bathroom
- Two first floor double bedrooms
- South-west facing rear garden
- Allocated parking space
- Gas central heating and UPVC double glazing
- Within walking distance of the town-centre and Stanpit Marsh Nature Reserve
- Freehold, No Chain

EPC Rating Band: D

Council Tax Band: D

Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

