

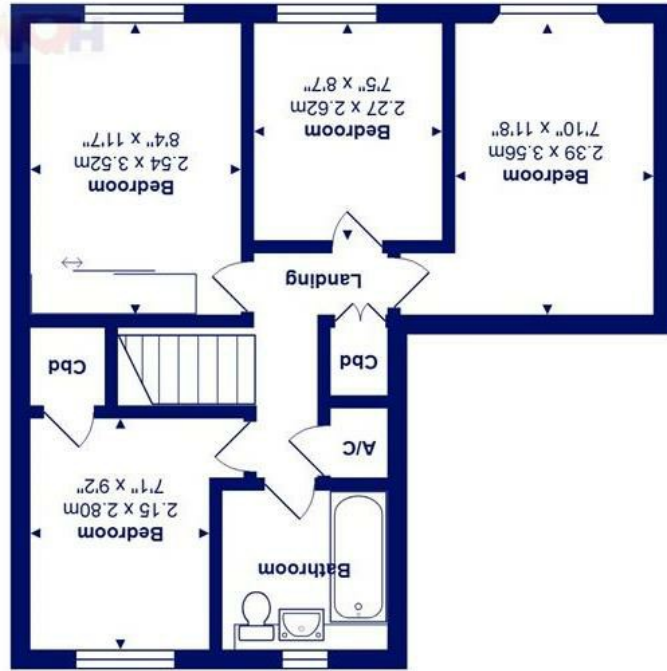


All measurements are approximate and for display purposes only  
Total Area: 90.7 m<sup>2</sup> ... 977 ft<sup>2</sup>



First Floor

Ground Floor



53 Rodney Drive, Mudeford, BH23 3ER £395,000

**Mitchells**  
1963 — TODAY

A well maintained and deceptively spacious four bedroom property of approximately 980 sqft. Featuring an extended kitchen/dining room, generous living room, private rear garden and garage.

Situated in this pleasant residential area, close to Mudeford Wood and within walking distance of Avon Beach, Mudeford Quay and local schools. There is also a useful convenience store just around the corner.

- Four bedroom freehold house of approximately 980 sqft
- Spacious lounge
- Extended kitchen/dining room overlooking the garden
- Well proportioned bedrooms
- First floor family bathroom
- Downstairs w/c
- Private, low maintenance rear garden
- Single garage with light and electrics
- Convenient location, within the catchment of local schools
- uPVC double glazing and Gas fired central heating

EPC Rating Band: C

Council Tax Band: C

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

