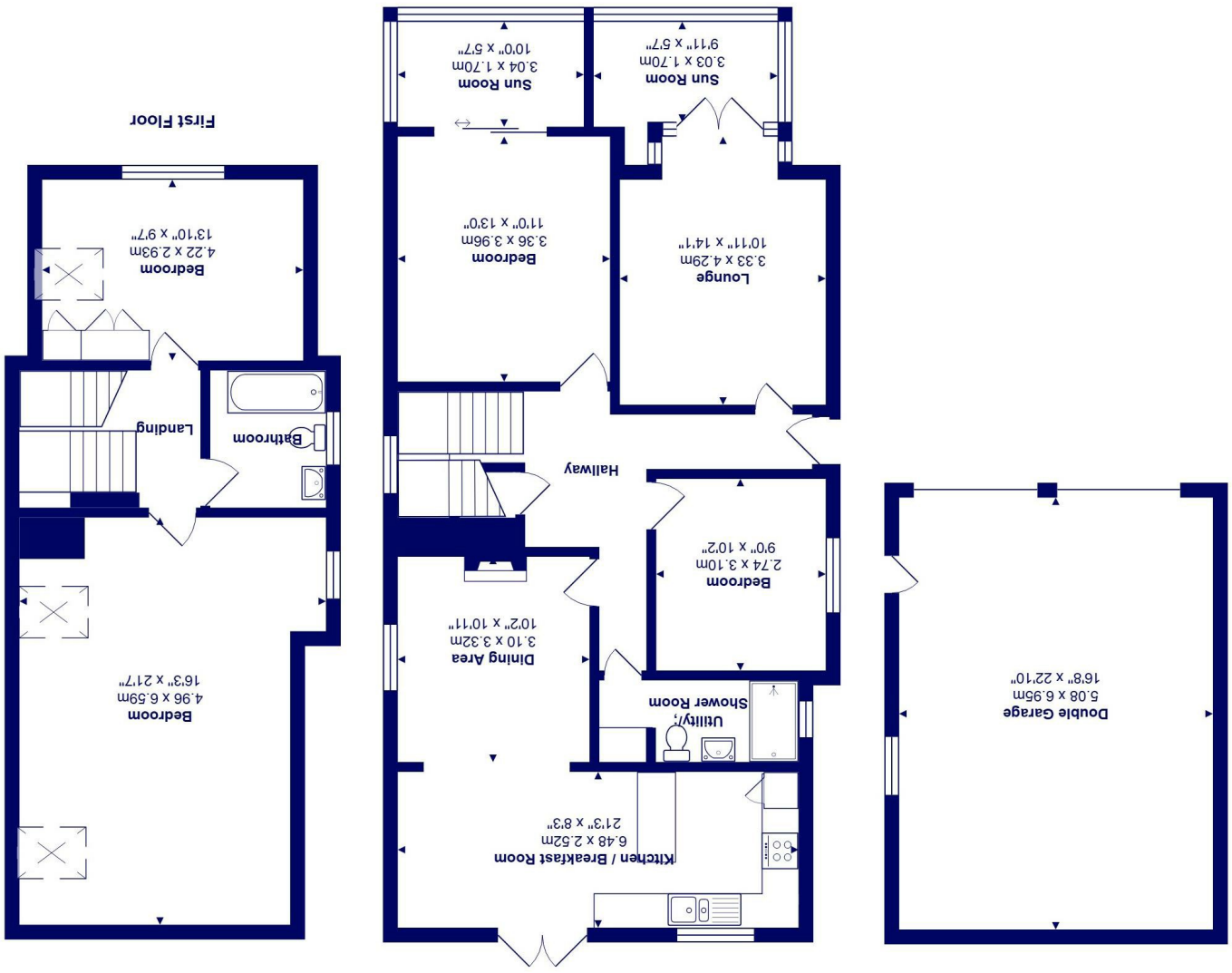

Total Area: 152.1 m² ... 1637 ft² (excluding double garage)

All measurements are approximate and for display purposes only

52 Pauntley Road, BH23 3JW *£700,000*

Mitchells

1963 — TODAY

A well presented four bedroom detached property of approximately 1650 sqft with glimpses of Christchurch Harbour and Hengistbury Head from the first floor. This versatile and deceptively spacious home has been remodelled and refurbished by the current owners and features sunny rear and front gardens, a detached double garage and parking for multiple cars. Viewing advised.

Located in this brilliant location in the heart of Mudeford/Stanpit with Stanpit Marsh, Fishermans Bank, Mudeford Quay and Avon Beach within a short stroll.

- Detached house of approximately 1640 sqft
- Four double bedrooms (two first floor)
- Modern kitchen/diner/living room with access onto the garden
- Separate lounge with conservatory extension
- Refitted first floor family bathroom
- Ground floor shower room and utility
- Detached double garage (currently used as a gym with power and light)
- Landscaped low maintenance rear and front gardens
- Gated parking for multiple cars
- Glimpses of Christchurch Harbour and Hengistbury Head

EPC Rating Band: C
Council Tax Band: E
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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

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