

108 Mudeford, Christchurch, Dorset, BH23
4AS

Asking Price **£385,000**



2

Bedrooms



1

Living



1

Bathroom



Parking



EST
1992

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A 2 Bedroom Cottage Designed for the Over 55's

JUST A SHORT WALK FROM MUDEFORD QUAY, THIS FREEHOLD MODERN COTTAGE STYLE PROPERTY IS WELL PRESENTED THROUGHOUT AND IS SITUATED ON A SMALL EXCLUSIVE DEVELOPMENT

This modern 2 bedroom cottage designed for the over 55's is situated on a small development built by 'Colten Homes' c1996 within level walking distance of Mudeford Quay and Avon Beach. Local shops are situated close by whilst Mudeford itself is approximately 2 miles from Christchurch Town Centre.

To the front of the property a covered porch leads to the entrance hall with 2 double cloaks/storage cupboards with folding doors.

Cloakroom with enclosed w.c., vanity basin with cupboard under.

Lounge/dining room has feature brick fireplace with inset electric fire. Rear door with porch to garden.

The refitted kitchen has a range of units and half tiled walls. Stainless steel one and a half bowl sink with single drainer and mixer tap. Extensive range of built-in appliances including oven, 4-ring burner gas hob with extractor cooker hood over, slimline dishwasher, washing machine, fridge/freezer. Eye-level cupboard housing 'Worcester' gas boiler.

From the entrance hall, stairs lead to the first floor landing. Hatch to roof space. Skylight.

Bedroom One has a window to the front. 2 built-in double wardrobes.

Bedroom Two has a window to the front.

The bathroom has a fitted suite comprising bath, w.c. and vanity basin with cupboard under. Half tiled walls.

Airing/storage cupboard housing hot water cylinder.

Accessed from Farm Lane the property has an ALLOCATED CAR PARKING SPACE within the Avon Reach Care Home development. There is also extra visitor car parking. There is a small front garden and access to communal dust bins.

The rear garden which enjoys a southerly aspect has a recently replaced single timber gate, is paved for easy maintenance, shrub and flower borders.

N.B. The property is sold with the benefit of the Freehold and an age restriction of 55 years and above.

A charge of £500.00 is payable for external decoration which takes place every 4 years.

TENURE: FREEHOLD
COUNCIL TAX BAND: E



KEY POINTS

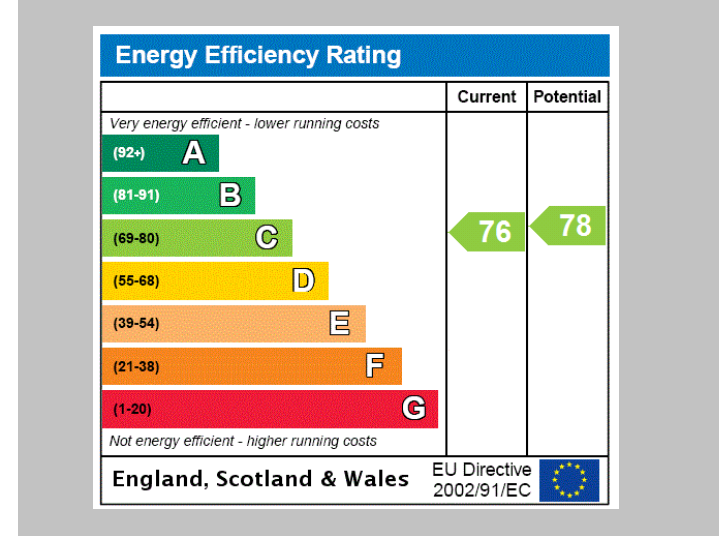
- MODERN COTTAGE STYLE HOUSE
- 2 BEDROOMS
- ALLOCATED CAR PARKING
- SOUTHERLY ASPECT REAR GDN
- OVER 55'S DEVELOPMENT



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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