

22 Merlin Way, Christchurch, Dorset, BH23 4BL

Asking Price **£495,000**



2

Bedrooms



2

Living



1

Bathroom



Parking & Garage



EST
1992

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A Two Bedroom Bungalow With No Onward Chain

THIS TWO BEDROOM DETACHED BUNGALOW WILL BE SOLD WITH THE BENEFIT OF NO ONWARD CHAIN. THE PROPERTY OCCUPIES AN ENVIABLE POSITION JUST A SHORT DISTANCE FROM MUDEFORD QUAY & AVON BEACH AND FEATURES OFF ROAD PARKING AS WELL AS A GARAGE.

22 Merlin Way is an opportunity to purchase a detached bungalow towards the end of a quiet cul de sac in Mudeford. The property is just a short distance from the picturesque Mudeford Quay and sandy Avon Beach. Christchurch Town Centre with its 11th Century Priory, Town Quay and various shops, cafes, bars and restaurants is approximately 2 miles away.

The front door leads into the entrance hall. The lounge/diner has a window overlooking the front garden and a sliding door to the conservatory extension at the rear of the property. The kitchen benefits from a range of base and eye level units with some integral appliances. There are two double bedrooms and a bathroom featuring a basin and bath with shower attachment. There is a separate wc.

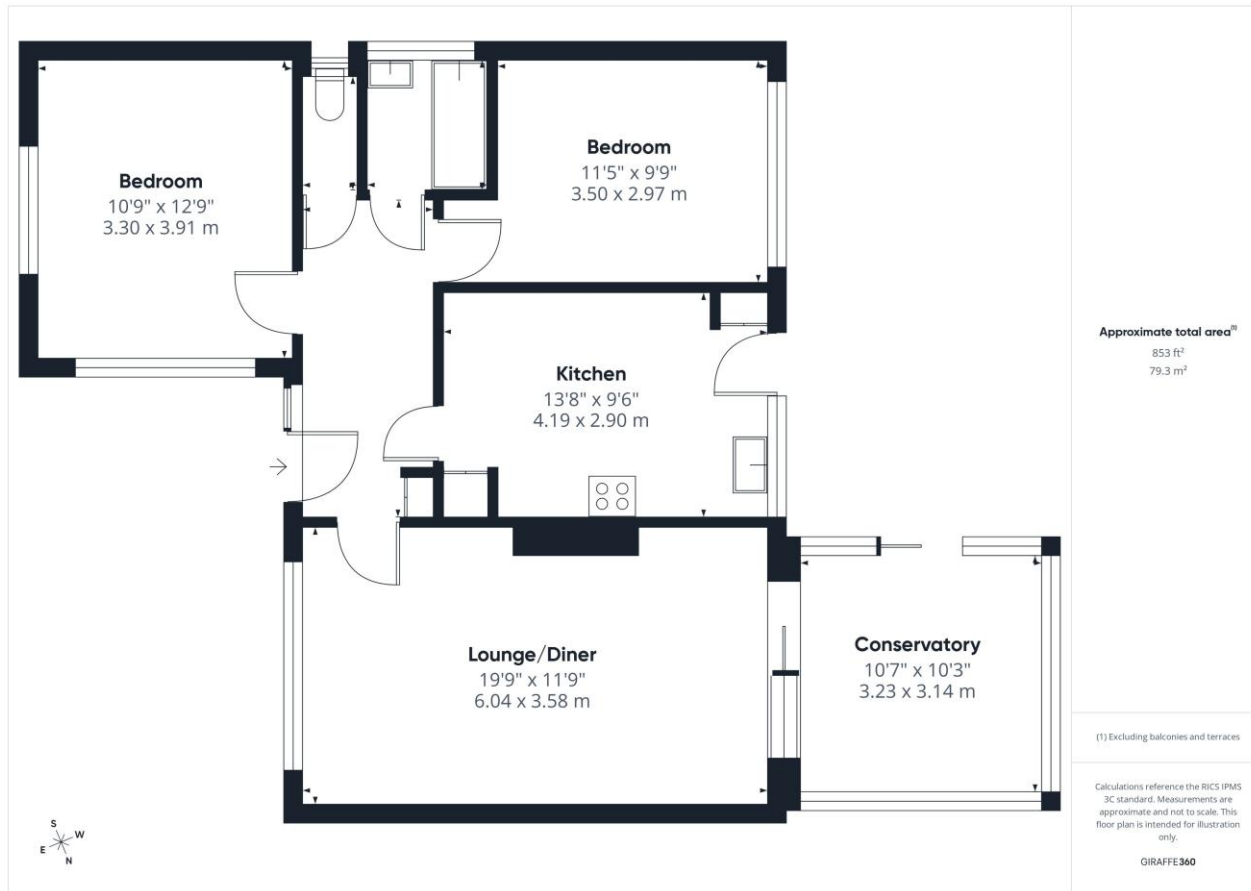
To the front of the property, a driveway provides OFF ROAD PARKING leading to the GARAGE. The remainder of the frontage is laid to lawn. The rear garden has sections of lawn, patio and loose shingle. The property enjoys a Westerly rear aspect.

TENURE: FREEHOLD
COUNCIL TAX BAND: D



KEY POINTS

- TWO BEDROOMS
- DETACHED BUNGALOW
- CLOSE TO QUAY & BEACH
- PARKING & GARAGE
- QUIET CUL DE SAC
- CHAIN FREE



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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