



HEARNES
WHERE SERVICE COUNTS

Mundeford, Christchurch

FREEHOLD PRICE OIEO £350,000

A superbly presented three bedroom house offering generously sized living accommodation, an impressive conservatory, ample off road parking and garage. The property is ideally situated in a sought after residential location within a short stroll to the beaches at Friars Cliff and easy access to Christchurch and main transport links.

On entering the property an entrance porch opens into a spacious living/dining room with bi-folding doors opening into a large conservatory overlooking and providing access to the rear garden. A modern fitted kitchen offers ample floor and wall mounted units finished with a contrasting work surface and space for a full range of kitchen appliances.

Situated on the first floor are the property's three bedrooms all of which are generous in size. Completing the accommodation is a modern fitted family bathroom comprising a WC, wash hand basin, bath and separate shower enclosure.

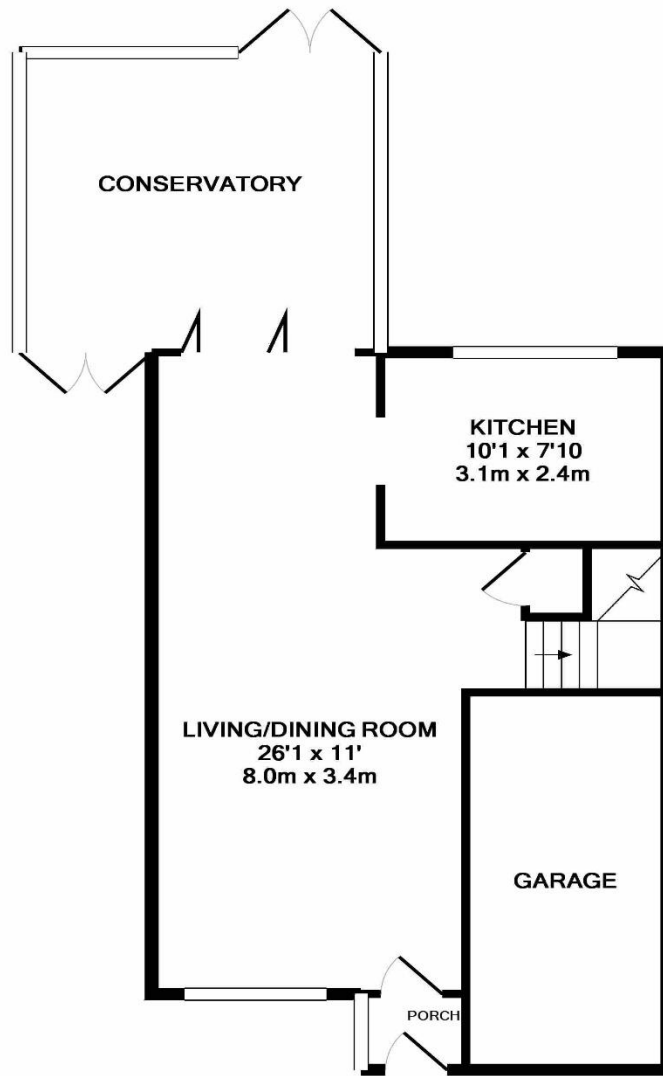
Externally the property features a low maintenance, landscaped rear garden offering an ideal outdoor eating and entertainment area. To the front a block paved driveway offers ample off road parking and leads to a garage.

COUNCIL TAX BAND: D

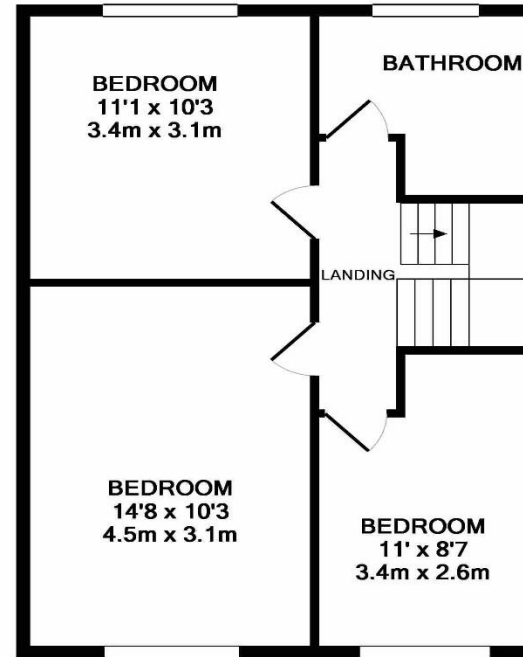
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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