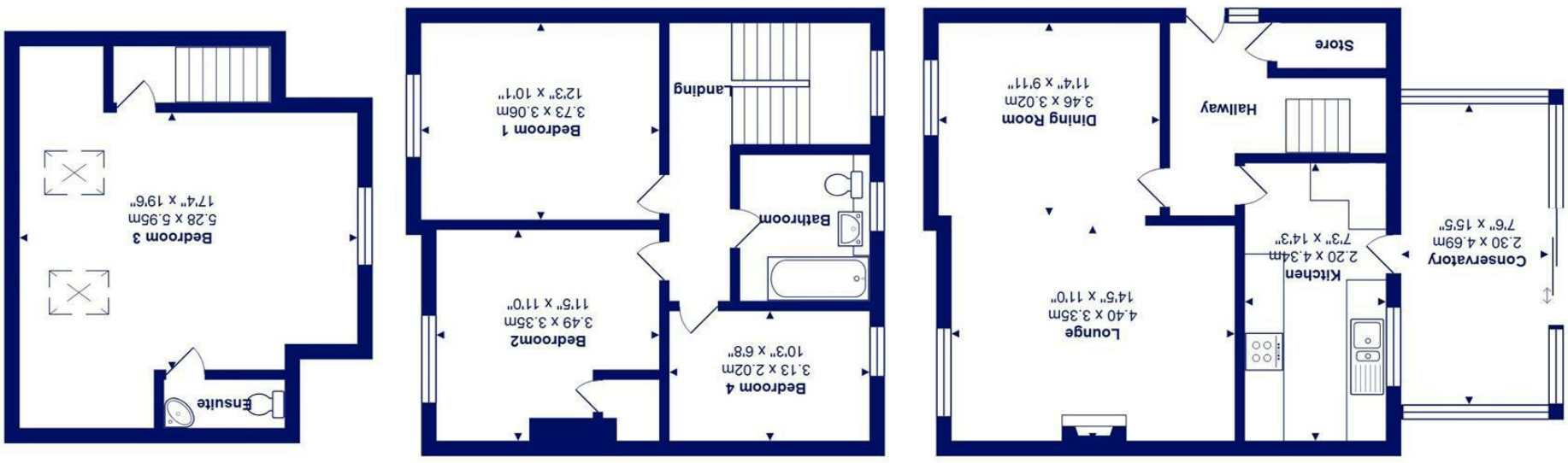

8 Bub Lane, Stanpit, BH23 3NF *£535,000*

Mitchells

1963 — TODAY

A substantial character cottage of nearly 1270 sq. ft tucked away in this excellent position, right in the heart of Stanpit and just a stone's throw from Stanpit Marsh Nature Reserve and within walking distance of award-winning pubs and restaurants, Fisherman's Bank, the historic Mudeford Quay and Avon Beach.

This wonderful property features a private rear garden, garage and off-road parking. Viewing is advised to appreciate its full charm.

- Charming character freehold cottage of nearly 1270 sq.ft
- Spacious lounge/diner with feature fireplace
- Galley style kitchen and conservatory extension
- Generous entrance hall with storage cupboard
- Three first floor bedrooms and modern family bathroom
- Second floor reception room/bedroom and separate w/c
- Private, westerly facing rear garden
- Off road parking and detached garage
- Gas central heating and UPVC double glazing
- Within walking distance of the town-centre and Stanpit Marsh Nature Reserve

EPC Rating Band: D
Council Tax Band: D
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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