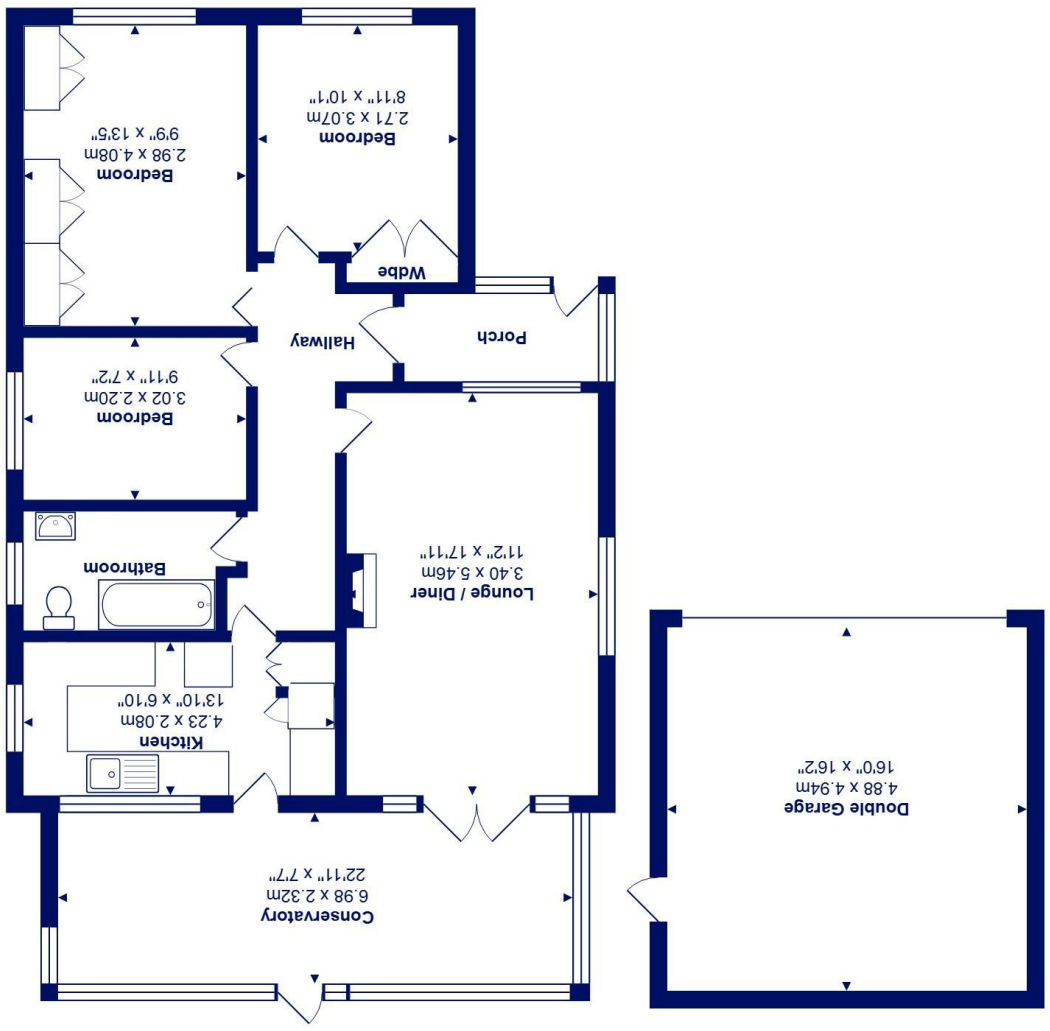

Total Area: 92.4 m² ... 994 ft² (excluding double garage)

All measurements are approximate and for display purposes only

12 Sheldrake Road, Mudeford, BH23 4BW *£500,000*

Mitchells

1963 — TODAY

A detached bungalow in a fantastic location close to Mudeford Quay and Avon Beach, offering about 955 sq ft of living space and now in need of complete modernisation and refurbishment. Offered for sale with no forward chain, the property could be extended/converted (stpp) like many properties in the road and has a level garden with detached double garage.

This pocket of Mudeford is incredibly popular with many of the original bungalows now extended/converted into very smart homes. The local shops, bus connections, safe bathing beaches at Avon and Friars Cliff and the four star Christchurch Harbour Hotel and Spa are all within walking distance

- Great refurbishment opportunity with lots of scope to improve
- Three bedrooms and family bathroom
- Bright and airy sitting room that leads to the conservatory extension
- Kitchen that also leads to the conservatory extension
- Carport with electric door, plus detached double garage in the rear left corner of the garden
- Plenty of off road parking
- Full updating required
- No forward chain

EPC Rating Band: E
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

www.mitchells.uk.com
Mudeford@mitchellsuk.com
01202 499295

Mitchells Estate Agents
112-114 Cambridge House Stanpit
Christchurch
BH23 3ND