



Estate Agents



Auctioneers

Clingan Road, Boscombe East, Bournemouth, BH6 5PZ

£525,000 – Freehold

Three Bedroom Detached Family Home

Porch | Entrance Hallway | Lounge | Dining Room | Kitchen | Conservatory

First Floor Landing | Three Bedrooms | Bathroom & W/C | 20' Garage and Driveway | Approx. 90' Rear Garden | No Chain

A three bedroom detached house with the benefit of a garage and driveway, plus a lovely 90' rear garden. The property features spacious room sizes throughout and benefits from double glazing, gas central heating, two reception rooms, UPVC conservatory and a 20' garage. The house is now in need of modernisation but has the potential to be a fantastic family home again. No onward chain.

The property is ideally located for riverside walks along The Stour, and just a mile and a half to the stunning sandy beaches at Southbourne. Local shops at Pokesdown Hill and Iford are within easy reach, as well Bournemouth hospital, JP Morgan and Littledown Leisure centre; there is easy access into Bournemouth town centre via the A338.

Enter via the porch, into the surprisingly spacious entrance hallway with original panelled staircase to the first floor and doors to all the main rooms. To the front is the lounge which has a fireplace and bay window; to the rear is the separate dining room with doors leading to the additional UPVC conservatory - which in turn has French doors leading to the garden. The kitchen has a range of units and space for appliances plus a door to the side. Upstairs, from the landing are three excellent sized bedrooms and a large bathroom with separate w/c. Access to loft space.

Outside, the front garden is laid to lawn with with side driveway providing off road parking and leading to the garage, pathway and side access.

The Garage measures 20' in length, has a roller front door and a courtesy door to the rear garden. Power and light.

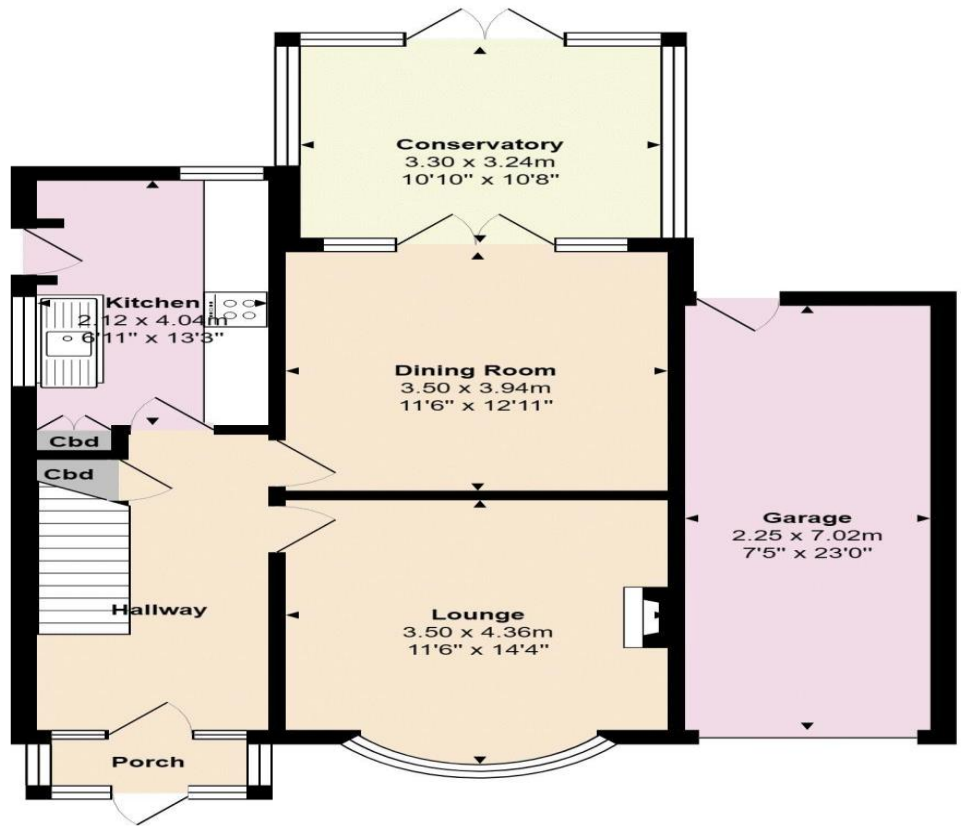
The rear garden enjoys a sunny westerly aspect and measures approx. 90' in length - mainly laid to lawn with mature tree and shrub borders, giving seclusion.

Council Tax Band: D

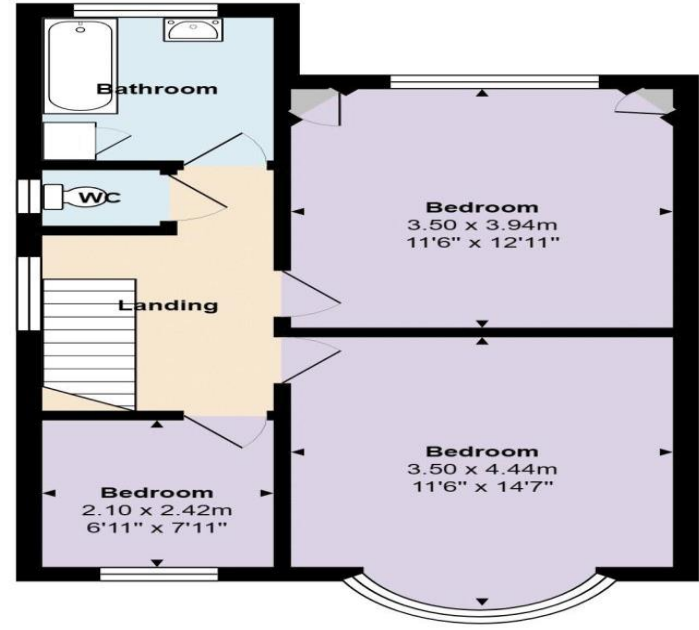
EPC Rating: 53 | E







Ground Floor



First Floor



Total Area: 128.1 m² ... 1378 ft²

All measurements are approximate and for display purposes only



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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