

32 Clingan Road, Southbourne,
Bournemouth, BH6 5PY

Asking Price **£525,000**



Bedrooms



Living



Bathroom



Drive & Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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This well-presented home is available for immediate viewing!

AVAILABLE CHAIN FREE AND WELL-PRESENTED THROUGHOUT THIS THREE BEDROOM DETACHED HOME IS MOVE IN READY! FEATURING A 33' LOUNGE/DINER, A LARGE DRIVEWAY, AND A SIZABLE REAR GARDEN, VIEWING IS A MUST!

Located in a sought-after location, the property is just a short distance from Stourfield infant school and Iford Meadows with its playing fields, Tennis Courts and walks adjacent to the River Stour.

The property offers good sized accommodation to include a lovely 33' Lounge/Diner, modern kitchen and WC on the ground floor whilst upstairs there are two double bedrooms, a smaller single bedroom, and a generous family bathroom.

Externally, A driveway provides parking to the front and continues down the side of property through double gates offering additional secure parking and leading to a detached garage. There is also a good-sized rear garden of approximately 70' in depth.

Entering the property, a spacious hallway with wood flooring and doors welcomes you and gives access to both the living room, kitchen, and a WC.

Measuring 33' in length, the lounge/dining room is a particular feature of the home and

offers space for a wide range of furniture. It has a bay window overlooking the front of property, a focal fireplace, and a single door leading out to the rear garden.

The kitchen is set adjacent to the lounge/diner and is fitted with a good range of modern soft close units set above and below wooden work surfaces with under unit lighting. There is an inset electric hob with extractor above, a fan assisted electric eye level oven and an integrated fridge/freezer, washing machine and dishwasher. Windows overlook the side and rear of property, and a door gives access to the side driveway.

Stairs lead from the entrance hallway to the first floor where there are three well-proportioned bedrooms and a generous family bathroom which features a corner bath with shower over.

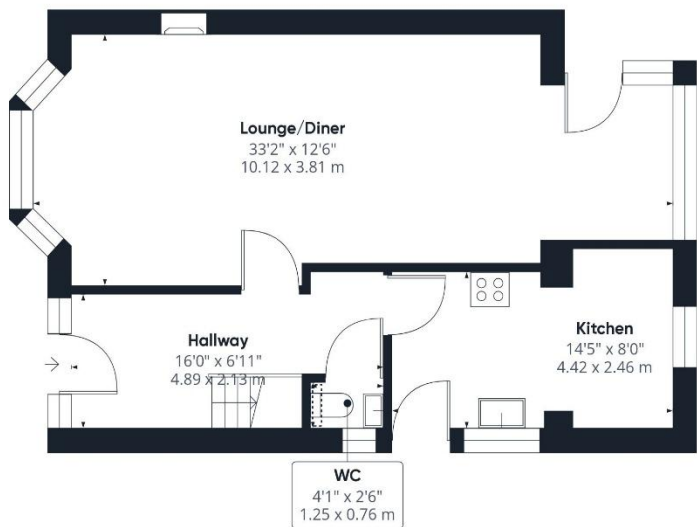
The principal bedroom overlooks the front of property via a bay window and makes a generous double room. Bedroom two also makes a double room and overlooks the rear garden whilst bedroom three makes for a single room and also has a bay window to the front.

A great home which is available immediately, please call us to arrange your internal inspection.

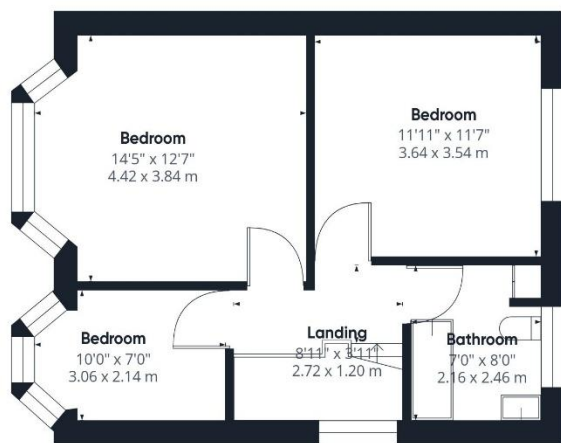


KEY POINTS

- Superb family home
- 33' Lounge/Diner
- Well-presented throughout
- Generous rear garden
- Three bedrooms
- Driveway and garage



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1085.79 ft²
100.87 m²

Reduced headroom

1.36 ft²
0.13 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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