



Estate Agents



Auctioneers

Cranleigh Road, Southbourne, Bournemouth,
Dorset, BH6 5JY

Guide Price: £475,000

Three Bedroom Detached House

Porch | Entrance Hallway | 19' Reception Room | Dining Room
Conservatory | Kitchen | Downstairs W/C | Landing | Three Bedrooms
Wet/Shower Room | Driveway/Parking for 2 Cars | 60' Rear Garden | Garage
No Chain

A deceptively spacious three bedroom detached house with a lovely 60' rear garden situated in a convenient position for local shops at Tuckton and falling within the coveted Stourfield school catchment area. The property features UPVC double glazing, gas fired central heating, 19' reception room, separate dining room and conservatory, ground floor w/c, three good sized bedrooms, off street parking, garage and a great 60' rear garden.

Enter via the porch into the large hallway with a useful ground floor cloakroom and stairs to the first floor. To the front is the spacious 19' reception room with feature fireplace and large picture window overlooking the front garden. The dining room has a door to the UPVC conservatory, which leads to the rear garden. The kitchen is also at the rear of the property and has a door to the side access. Upstairs, there are three good sized bedrooms all with fitted wardrobes and a family bathroom that has been converted into a wet room. Access to loft space.

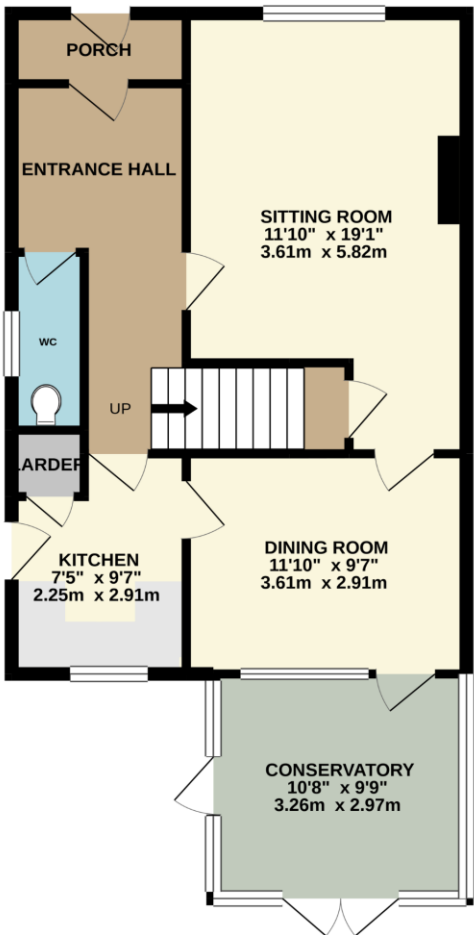
The front garden is laid to lawn with driveway parking for 2 cars - having a wide gated side access. The rear garden measures approx. 60' in length with large lawn and mature borders. Garage. NO CHAIN.

Council Tax Band: D

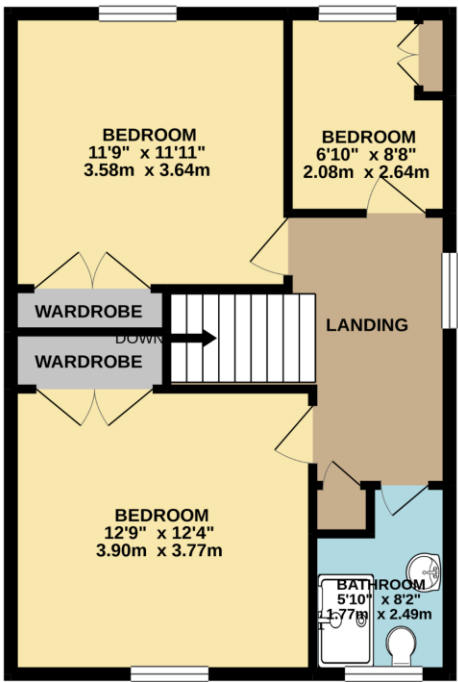
EPC Rating: Band E



GROUND FLOOR
652 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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