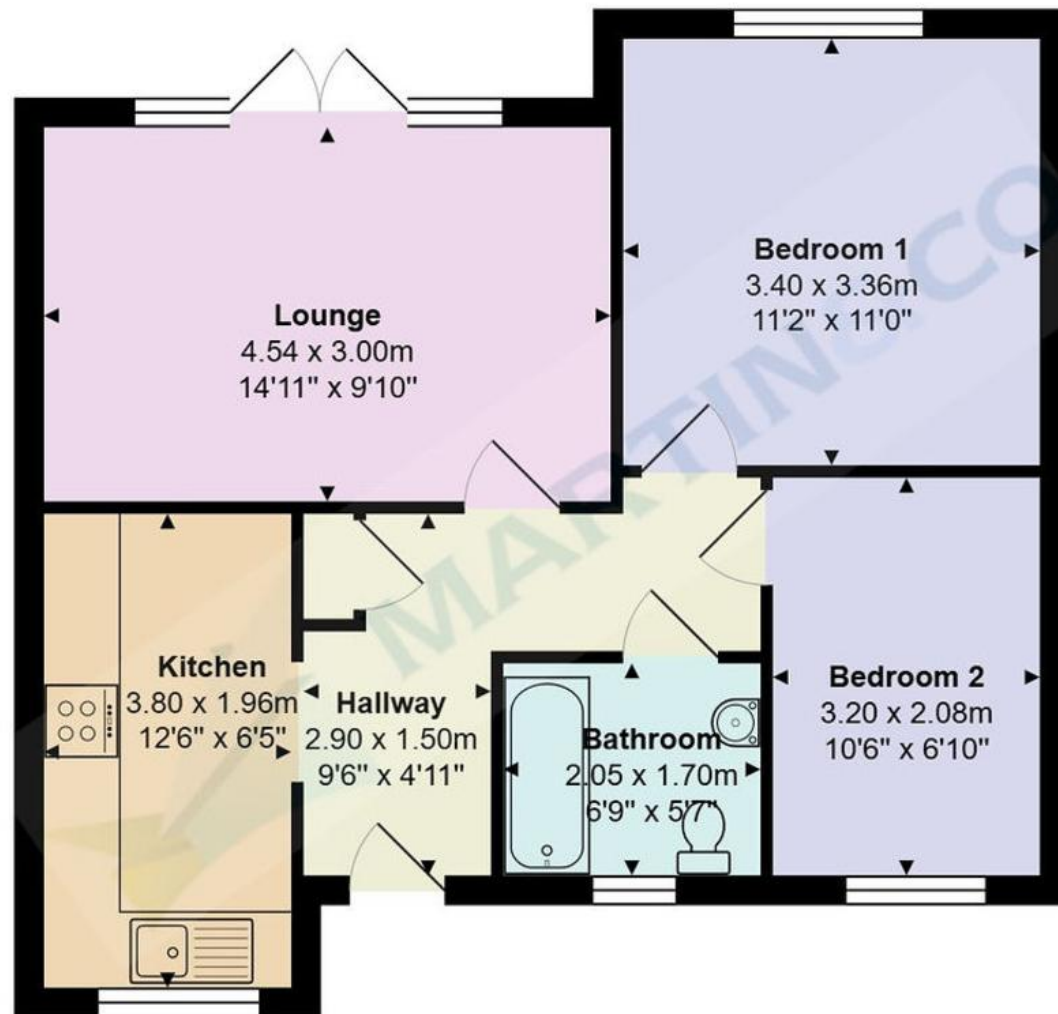


## Property Location Iford



Total Area: 52.0 m<sup>2</sup> ... 560 ft<sup>2</sup>

All measurements are approximate and for display purposes only

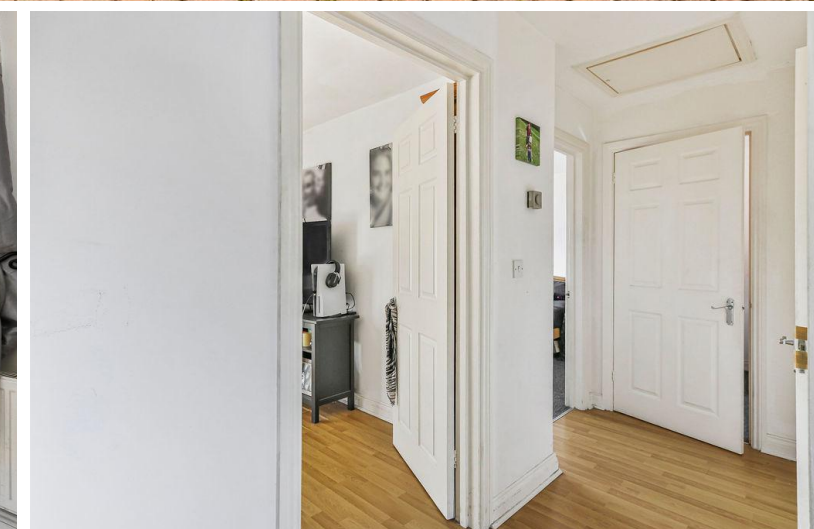


**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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## Clingan road, Bournemouth

Asking Price Of £330,000

**MARTIN&CO**





MARTIN&CO

- Freehold
- Detached Bungalow
- Separate Kitchen
- Family Bathroom
- 2 x Double bedrooms
- Off Street Parking
- Ideal First Time Buy
- Ideal Investment Property
- Close to Iford Fields/River
- Large Garden



### Why you'll like it

Welcomed to the market is this 2-bed detached bungalow ideally located to Iford playing fields, offering many recreational activities and walking paths, all sat alongside the river Stour. The property is also ideally located to Southbourne, Christchurch, Tuckton and Bournemouth, with easy access to motorways and amenities. Southbourne is full of independent shops bars, restaurants and is a short distance from the Award Winning beaches of Southbourne. Bournemouth Town Centre, Bournemouth Train station and Bournemouth Hospital are all with-in easy reach of the property.

The Bungalow from the front boasts a spacious paved driveway, large enough for 2/3 cars, and side access to the rear garden. As we step into the property we find ourselves in the entrance hallway that leads us to all principle rooms.

To the right is a modern separate kitchen providing space for the washing machine, fridge freezer, over and under counter cupboards, Oven, Hob and Sink. there is a tiled floor for easy maintenance.

The 15ft lounge/dining room is the ideal place to come home to and boasts French doors leading out in to the garden. The bathroom is a good size and benefits from a full size bathtub, white W/C, white handwash basin and tiled floors and walls.

There is the possibility of extending the property by creating a first floor, and planning permission has previously been granted for a two story property. Other features include UPVC double glazing, and gas central heating.

The property sits with in great school catchment areas for Stourfield Infant/Junior School, St Peters Primary/Secondary school, and Avonbourne.

The property would make for an ideal first time buyer property or as an investment property. Call NOW to Secure Your Viewing.

Agent Notes  
Tenure – Freehold  
Council Tax Band – D  
EPC Rating - D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

