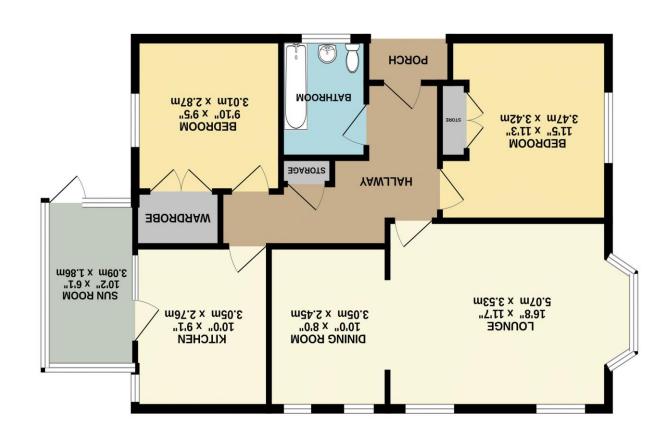


GROUND FLOOR 801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR, RAEA: 801 sq.ft. (74.4 sq.m.) approx.
Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
omession or mis-statement. This pain is for literative purposes only and should be used as such by any
prospective purchaser. The services, systems and applicative shown have not been tested and no guarantee
as to their operativity or efficiency can be given.

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Discisimer These particulars, whilst believed to be accurate are set out as a general outline only for guidances and specific fittings. Room sizes should not be relied upon for 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 as statements given as statements of the property.



Cranleigh Gardens, Southbourne, Bournemouth, BH6 5LE Guide price £400,000 - Freehold

Two Bedroom Detached Bungalow | Hallway | Lounge & Dining Room | Kitchen | Sun Room | Two Double Bedrooms Bathroom | Front & Rear Gardens | Detached Garage & Driveway To Rear | No Chain

This is a rare opportunity to purchase a two-bedroom detached bungalow located in a quiet cul-de-sac, just a short walk from the River Stour and local shops in Tuckton. It is approximately one mile from the bustling towns of Southbourne and Christchurch, which feature vibrant high streets. The property is in need of modernisation but offers spacious accommodation and great potential for rear and loft extensions, subject to planning permission (STPP). Key features include double glazing, a 17ft lounge with an open-plan dining area, two double bedrooms, and a large rear garden with a detached garage and driveway. Viewing is highly recommended, and the property is sold with no chain.

You enter through the side doorway into the hallway. The impressive reception room boasts a bay window at the front, a fireplace with windows on either side, and an archway leading to the dining area. Both bedrooms are generously sized doubles. The main bedroom is located at the front and comes with fitted double wardrobes, while the second bedroom faces the rear and also features a fitted wardrobe. The bathroom includes a three-piece suite with a bath, WC, and basin. The 10ft kitchen has a door and window leading to the rear sunroom.

A standout feature of this bungalow is its plot. It sits in the centre of the cul-de-sac, providing a lovely open aspect at both the front and rear. There is potential to create parking at the front if desired (STPP). The rear garden extends approximately 40ft in length, and the detached garage has a driveway for additional parking, complete with double gates.

Tenure: Freehold EPC Rating: 45 | E Council Tax Banding: D

















