



61 Cranleigh Road ~ Southbourne ~ BH6 5JU

16 High Street, Christchurch Dorset BH23 1AY

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Signature Homes



Nestled on a desirable residential street, this inviting three-bedroom residence is superbly situated close to both Southbourne and Tuckton and on excellent public transport links to Bournemouth, Christchurch and the surrounding areas. The well-appointed accommodation is arranged over two floors and comprises an entrance hallway with doors off to the separate sitting room with dual front aspect and feature fireplace with log burning stove, the ground floor continues into the kitchen dining room the kitchen offering a wide range of wall and base units electric double oven and integrated fridge freezer, door leading to the sunny and enclosed rear gardens, the generous dining room has a rear aspect. Stairs lead to the first floor comprising dual front aspect master bedroom with built in wardrobes and feature fireplace, two further double guest bedrooms and contemporary family bathroom with white suite. Externally the private driveway offers convenient off-road parking for numerous vehicles and pedestrian access to the the spacious rear gardens which are a notable feature of this desirable property being enclosed and mainly laid to lawn with mature trees and paved entertaining.

Floor Plan

987 Internal SQ. FT
91 Internal SQ. M



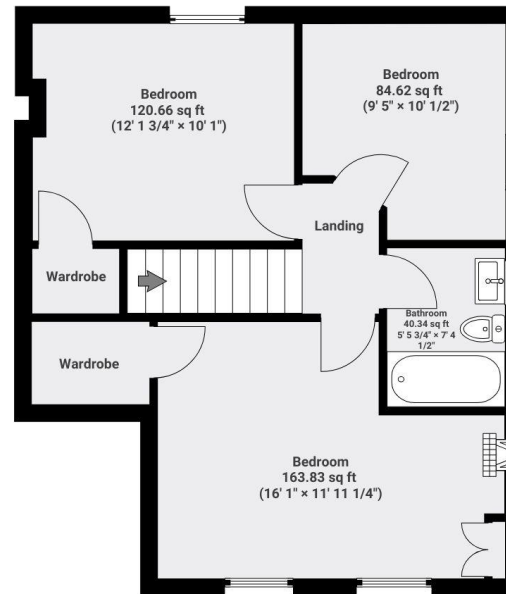
Cranleigh Road
Bournemouth
BH6

Total area (Approx)
987 sq ft
91 sq m

▼ Ground Floor



▼ 1st Floor



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions. FJVISUALS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Situation

Superbly situated close to both Southbourne with its numerous bars and restaurants and award winning beaches and Tuckton on the banks of the River Stour, this desirable property is located on excellent public transport links to Bournemouth, Poole and Christchurch.

Local Authority & School Catchment Area.

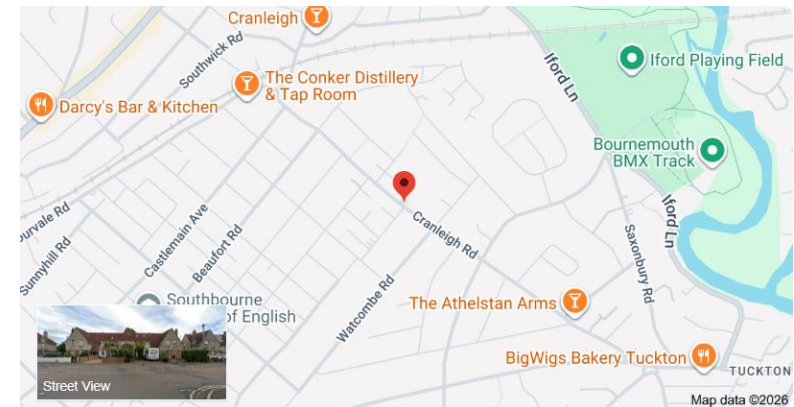
BCP Council ~ Council Tax Band C. Stourfield Infants & Junior School and Avonbourne Boys& Girls Academies.

Asking Price

£390,000

Tenure

Freehold





Disclaimer Property Details: 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 or 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 me give any representation or warranty in respect of the property.

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