



16 CLINGAN ROAD
SOUTHBOURNE
BH6 5PY

GUIDE PRICE
£400,000 - £425,000
FREEHOLD

“A three bedroom,
semi detached house
with modern open plan
kitchen / dining room
and off road
parking less than a
mile to Southbourne
high street ”

Winkworth

for every step...

GUID PRICE £400,000 - £425,000

Three Bedrooms
Modern Open Plan Kitchen / Dining Room
Modern Bathroom
Well Presented Throughout
Semi Detached House
Conservatory
Off Road Parking

EPC: D | COUNCIL TAX: C | FREEHOLD

01202 434365
southbourne@winkworth.co.uk





Why Clingan Road?

Clingan Road is conveniently located approximately a mile to Southbourne high street which has been rejuvenated in recent years to include a range of independent cafés, restaurants and convenience shops. Excellent transport links with bus routes to Christchurch, Bournemouth and Poole and Pokesdown train station for anyone looking to commute. Also located nearby is the Royal Bournemouth Hospital, Tesco Extra and the Littledown centre with its indoor pool, gym, football pitches and plenty of after school activities such as gymnastics. There is a play park for the little ones, a lake and picnic areas. It also has a good primary and secondary schools making this a very family friendly area. Southbourne cliff tops are approximately 1.3 miles away enjoying panoramic views from the Isle Of Wight to Old Harry Rocks. Stroll down the zig zag to find miles of golden sandy beach and a promenade from Hengistbury Head to Sandbanks with a variety of beach side cafés, bars and restaurants to take in along the way.

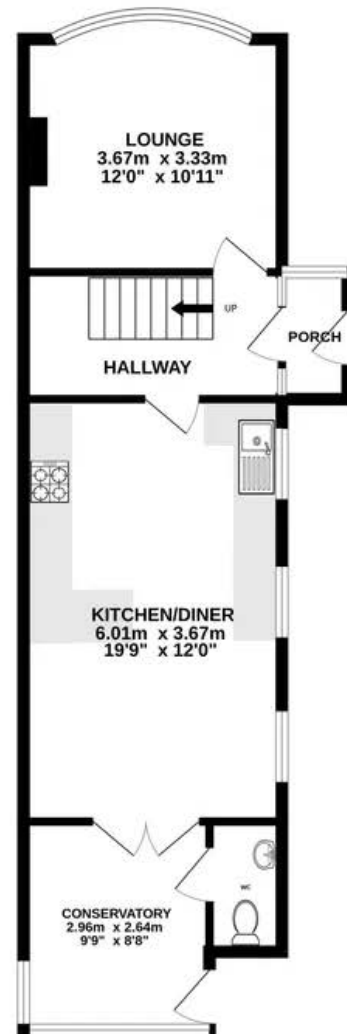
This three bedroom semi detached house is well presented throughout. The modern, dual aspect open plan kitchen / dining room is flooded with natural light. The kitchen area has been fitted with a range of modern cabinets with integrated hob with over head extractor, mid height double oven and wine cooler. There is space and plumbing for a dishwasher, washing machine and tumble dryer and a breakfast bar with seating for three people. Double doors lead through to the conservatory with direct access to the rear garden. There is a further reception room to the front of the property and a ground floor WC.

There are three bedrooms located on the first floor, all serviced by the family bathroom which incorporates a 'p' shaped bath with over head shower and glass shower screen, vanity unit with built in wc and wash hand basin, complemented with stylish wall tiles.

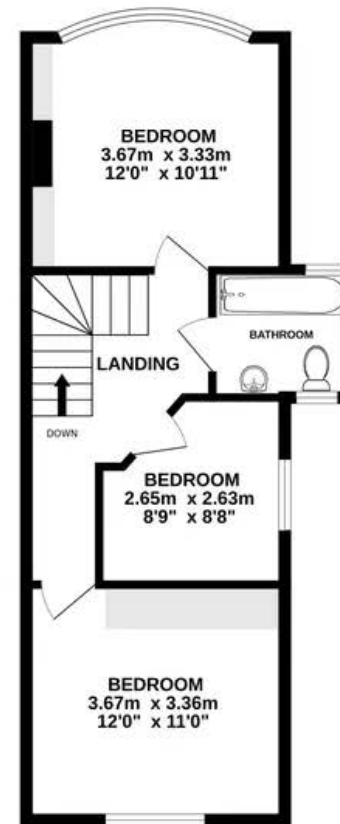
Outside, the garden is mainly laid to lawn with off road parking to the front for two vehicles.



GROUND FLOOR
52.6 sq.m. (567 sq.ft.) approx.



1ST FLOOR
42.9 sq.m. (461 sq.ft.) approx.



DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

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