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9 BLUEBELL CLOSE, HIGHCLIFFE BH23 4LW **PRICE £350,000 FREEHOLD**

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# A spacious two double bedroom bungalow located on the popular Hoburne Farm Estate.

9 Bluebell Close, Highcliffe BH23 4LW

Price £350,000 **Freehold**

01425 270 055

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## Situation:

The property is situated in a convenient location with the village of Highcliffe c.\*1.9 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is c.\*1.7 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.\*4.1 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Source \*Google Maps

## Description:

A spacious two double bedroom bungalow with garage, located in a quiet cul-de-sac on the popular Hoburne Farm Estate. The bungalow offers spacious, well-balanced accommodation with a private southerly facing rear courtyard garden.

The front door leads into the porch and in turn the entrance hall where there is a useful airing cupboard.

The kitchen/diner is a lovely size with a double aspect, the kitchen is fitted to three walls, with space and plumbing for white goods and houses the gas fired boiler.

The lounge is a nice size, with two windows overlooking the rear courtyard.

There are two double bedrooms, both enjoying views of the courtyard. The family shower room finishes the accommodation.

To the front of the property is a good size lawn with a few shrubs and trees. The property features a garage in the nearby block.

Offered with No Forward Chain.

## Summary:

- Spacious bungalow located in a quiet cul-de-sac
- Two double bedrooms
- Kitchen/diner with fitted units with space and plumbing for white goods
- Nice size lounge with two windows overlooking the rear courtyard
- Family shower room
- Garage in nearby block
- BCP Council Tax Band D

## Useful Information

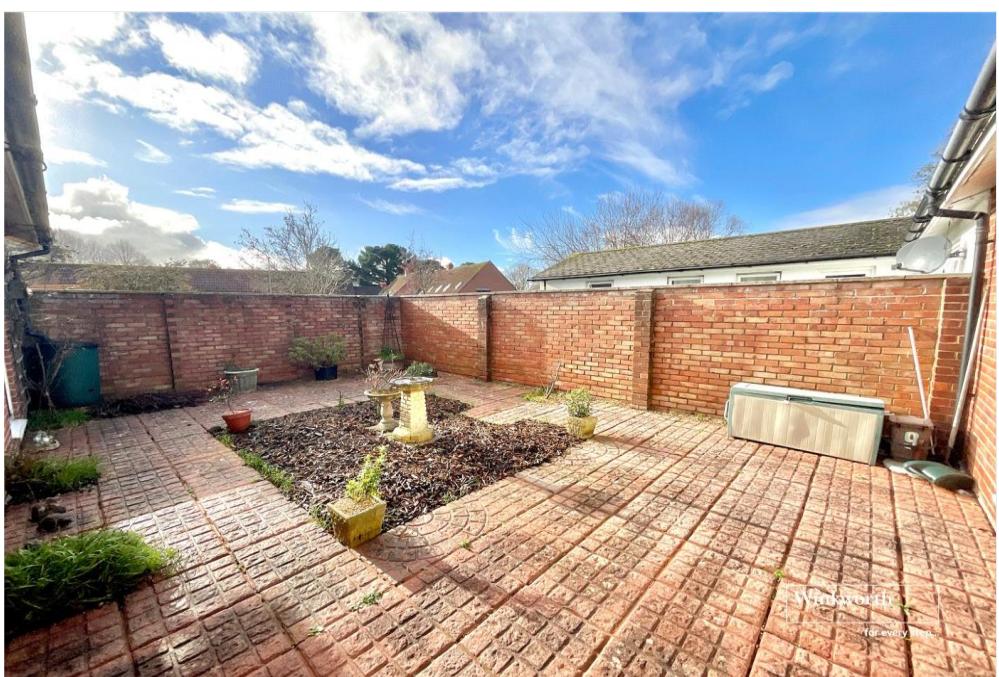
**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

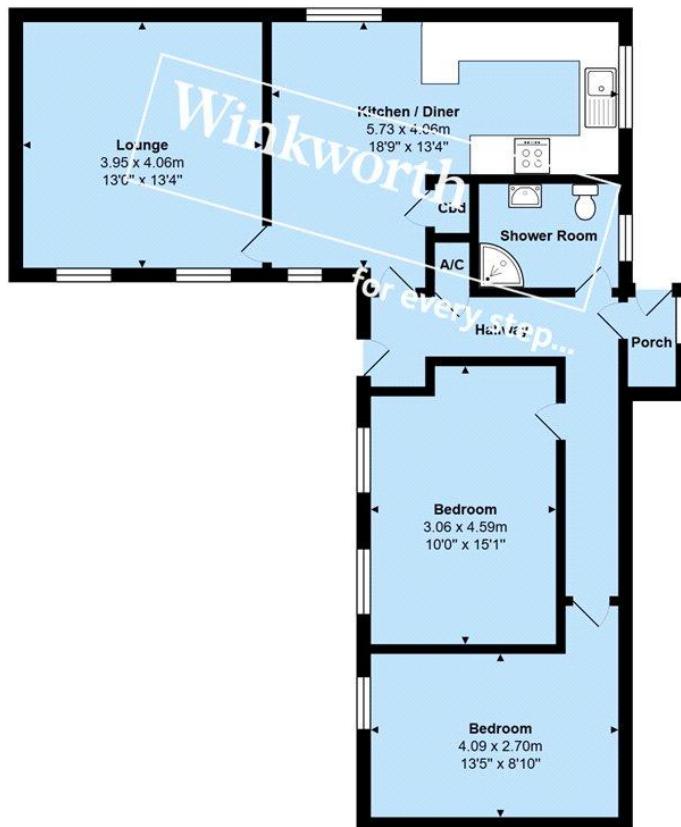
**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 1000mbps

**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

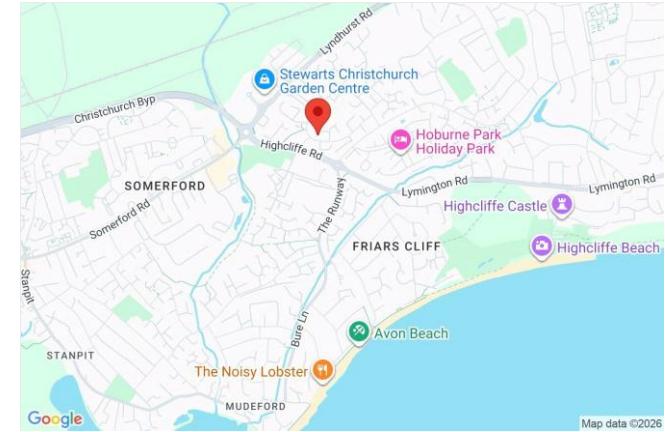
\* <https://checker.ofcom.org.uk/> used for information regarding service availability





Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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