



184A CRANLEIGH
ROAD
BOURNEMOUTH
BH6 5JR

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

“A modern, two
bedroom bungalow,
built in 2015 with off
road parking just 350
metres to local
amenities and bus
routes.”

Winkworth

for every step...

GUIDE PRICE £400,000 - £425,000

Two Bedrooms
Modern Throughout
Off Road Parking
Open Plan Lounge / Kitchen / Dining Room
350 Metres To Tuckton
70 Metres To Bus Stop

EPC: C | COUNCIL TAX: D | FREEHOLD
01202 434365
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Why Cranleigh Road?

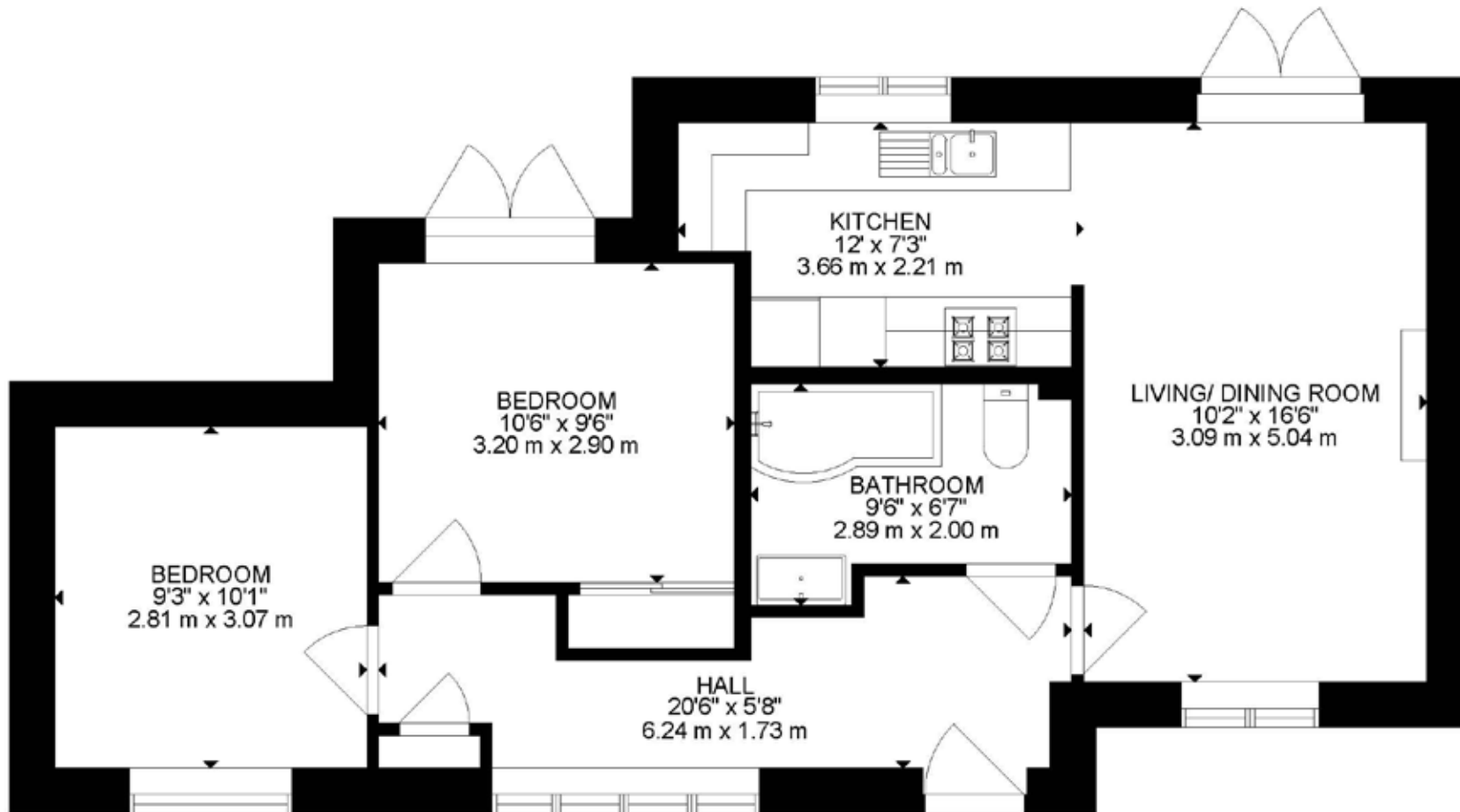
Cranleigh Road enjoys a convenient location close to both Southbourne and the village of Tuckton and Wick. Wick is a peaceful picturesque village set alongside the river Stour. It sits between Southbourne and Christchurch. Whether it's taking a leisurely stroll down to the tea gardens in Tuckton for an ice cream, having a picnic on the grass while enjoying the view of Christchurch Priory or kayaking down the river, Tuckton & Wick offer a little slice of peace and tranquillity. Tuckton high street enjoys a small parade of convenience shops with bus routes to Christchurch and Southbourne. Southbourne's vibrant high street has been rejuvenated in recent years and enjoys an array of independent café's, bars and restaurants along with convenience shops. Excellent bus routes and Pokes-down station for anyone looking to commute.

This beautifully presented two bedroom bungalow was built in 2015. The L-shape open plan kitchen / lounge / dining room enjoys a dual aspect, flooding the room with natural light. The kitchen area has been fitted with a range of modern cabinets, integrated mid height oven, hob and appliances. The kitchen flows through to the lounge / dining room which enjoys direct access to the rear garden.

Both bedrooms are double in size, serviced by the modern family bathroom which includes a 'p'shaped bath with over-head shower and glass shower screen, wash hand basin and wc, tiled flooring to complement.

The rear garden has been decked for low maintenanc. The front of the property has a small lawned area with a block paved driveway providing off road parking.





GROSS INTERNAL AREA
TOTAL: 621 SQ FT, 58 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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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