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44 CLIVE ROAD, HIGHCLIFFE BH23 4NY PRICE £315,000 FREEHOLD

Winkworth

for every step...

A spacious and well presented mid terraced house.

44 Clive Road, Highcliffe BH23 4NY

Price £315,000 **Freehold**

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Situation:

The property is situated in a convenient location with the village of Highcliffe circa *1.5m 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 circa *0.7 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa *3.1m 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 and well-presented two double-bedroom mid terraced house, located in the quiet cul-de-sac close to Hinton admiral station and located in popular Highcliffe school catchments.

The property offers spacious room proportions, attractive rear garden and a garage in the nearby block.

The lounge/diner is a good size with a large picture window to the front elevation.

To the rear is the kitchen which has been well fitted and includes a range of integrated appliances. Patio doors lead to the rear garden.

Upstairs are two double bedrooms with the principal room featuring a fitted wardrobe. The family bathroom has been recently updated with large walk-in shower.

Outside the garden is mainly laid to lawn but with an area of patio to the rear creating a fantastic outdoor seating space.

There is a single garage in a nearby block. The property has the opportunity to create a driveway to the front subject to the necessary permissions.

Summary:

- Spacious mid terrace house
- Two double bedrooms
- Good sized lounge/diner
- Fitted kitchen with patio doors to garden
- Family bathroom
- Garden
- Single garage in a nearby block
- BCP Council Tax Band C

Useful Information

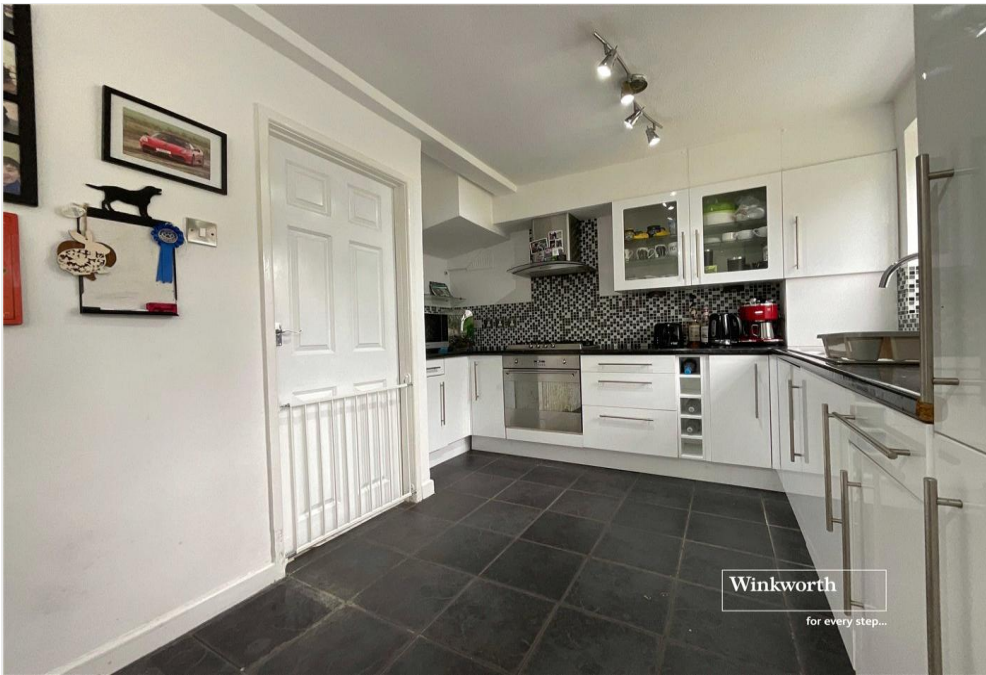
Services – Mains Gas, Mains Electric, Mains Water & Drainage

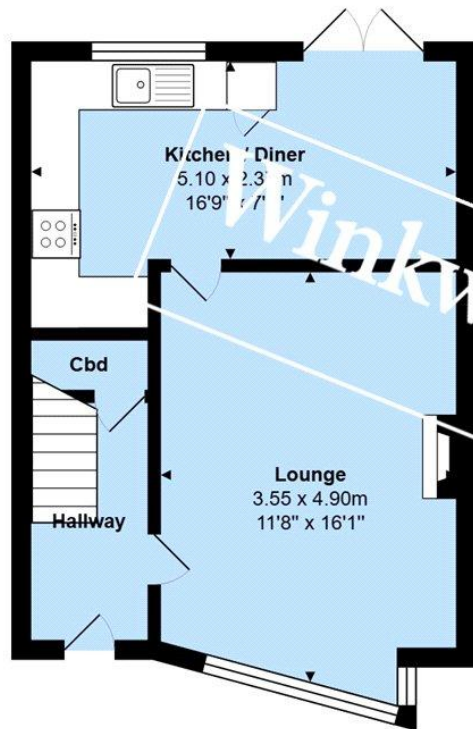
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

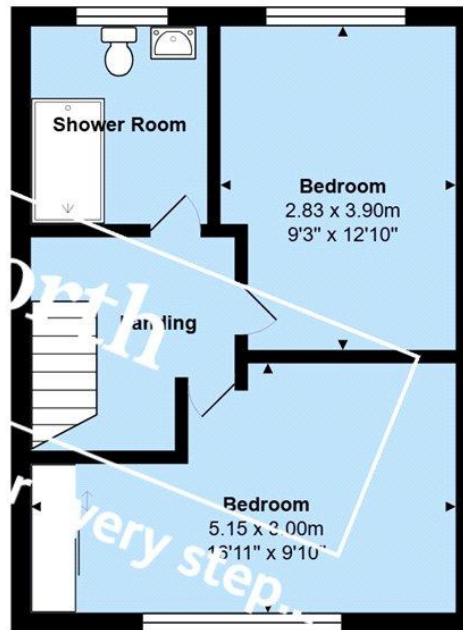
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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





Ground Floor

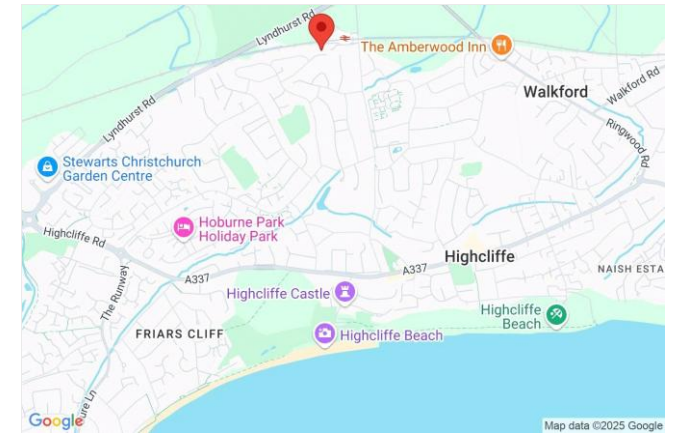


First Floor



Total Area: 72.6 m² ... 781 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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