



Clive Road

Bournemouth, BH9 1NR

Guide Price £315,000

- No Chain - Freehold
- Three Bedroom Detached House
- Two Reception Room
- Ground Floor WC
- Westerly Aspect Rear Garden
- Gas Central Heating and Double Glazing
- Off Road parking for Two Vehicles
- Good School Choices



HOUSE AND SON

House and Son are delighted to offer for sale this family detached house situated in a cul-de-sac location within close proximity to local amenities including Winton recreation grounds, shopping on Winton Banks high street and good primary and secondary schools. This home is sold with no forward chain and represents an ideal opportunity for a couple or family to put their own finishes touches to this home. Viewing comes highly recommended!

ENTRANCE

Enclosed glazed porch. Front door to

ENTRANCE HALL

16' 6" x 6' 5" (5.03m x 1.96m)

Reception hall. Picture rail. Radiator.

GROUND FLOOR CLOAKROOM

Obscure glazed window to side. Low level WC, wall mounted wash hand basin.

LOUNGE

13' 9 into bay max" x 11' 6 max" (4.19m x 3.51m)

Outlook over cul-de-sac. Picture rail. Radiator.

DINING ROOM

11' 8" x 10' 7 max into recess" (3.56m x 3.23m)

Dual opening glazed French doors accessing onto sun lounge. Picture rail. Built in cabinets to either side of chimney breast. Radiator. Square arch to

KITCHEN

7' 4" x 7' 4" (2.24m x 2.24m)

Double glazed window to rear, outlook over westerly aspect garden. Stainless steel sink unit and drainer and mixer taps over. Fitted eye level units, further range of fitted base units with work top surfaces over. Part tiled walls. Space for cooker, space and plumbing for washing machine, space and plumbing for slimline dishwasher. Space for fridge/freezer.

SUN LOUNGE

Double glazed windows to side and rear, inset double glazed door, access to rear garden. Tiled floor.

STAIRS TO FIRST FLOOR LANDING

Stairs accessed from entrance hall, stairs rising to first floor landing, window to side. Access to loft. Picture rail.

BEDROOM ONE

14' 4 into bay" x 10' 10 to back of wardrobe" (4.37m x 3.3m)

Double glazed bay window to front, view over cul-de-sac. Radiator. Built in wardrobes. Picture rail.

BEDROOM TWO

11' 7" x 11' 0 max" (3.53m x 3.35m)

Double glazed window to rear, outlook over westerly rear

garden. Built in wardrobes. Picture rail. Radiator.

BEDROOM THREE

10' 0 into bay max" x 7' 0" (3.05m x 2.13m)

Double glazed bay window to front. Picture rail. Radiator.

BATHROOM

7' 4" x 7' 0" (2.24m x 2.13m)

Obscure double glazed window to rear. Tiled walls with complementing tiled floor. Three piece suite. Bath with side panel and shower screen to side. Double ended bath with centralised taps, thermo "T" bar shower over, rising rail and shower attachment. Pedestal wash hand basin, low level WC, heated towel rail. Closet/storage: provision for general items, gas fired combination boiler serving central heating and hot water.

OUTSIDE FRONT

Front garden is easy maintenance and currently arranged for parking.

OFF ROAD PARKING

Parking for two vehicles for two vehicles.

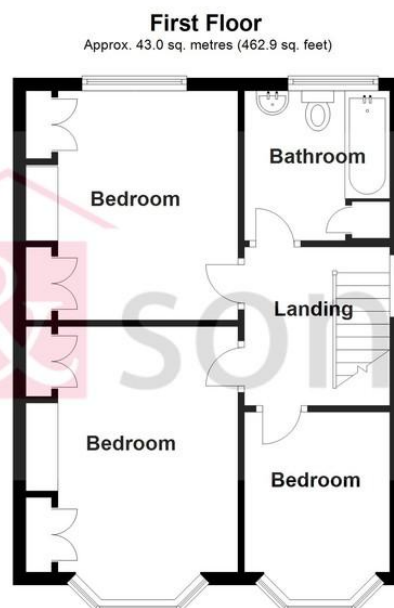
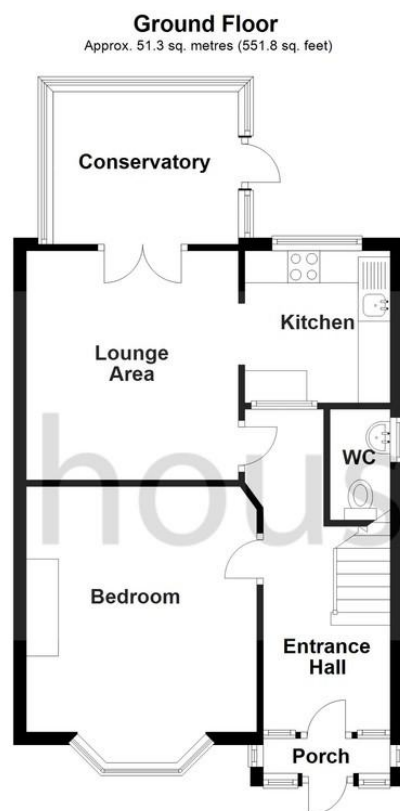
REAR GARDEN

Westerly aspect. Fence enclosures, patio garden with "Astro turf". The garden is easy maintenance.

AGENTS NOTE

Guide Price £320,000. The guide price can be exceeded. The sellers decision is final.





Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

08622022_0837

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

8, Cive Road BOURNEMOUTH BH9 1NR	Energy rating E	Valid until: 9 April 2023 Certificate number: 8987-7734-0196-7616-3996
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Property type
Detached house

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements