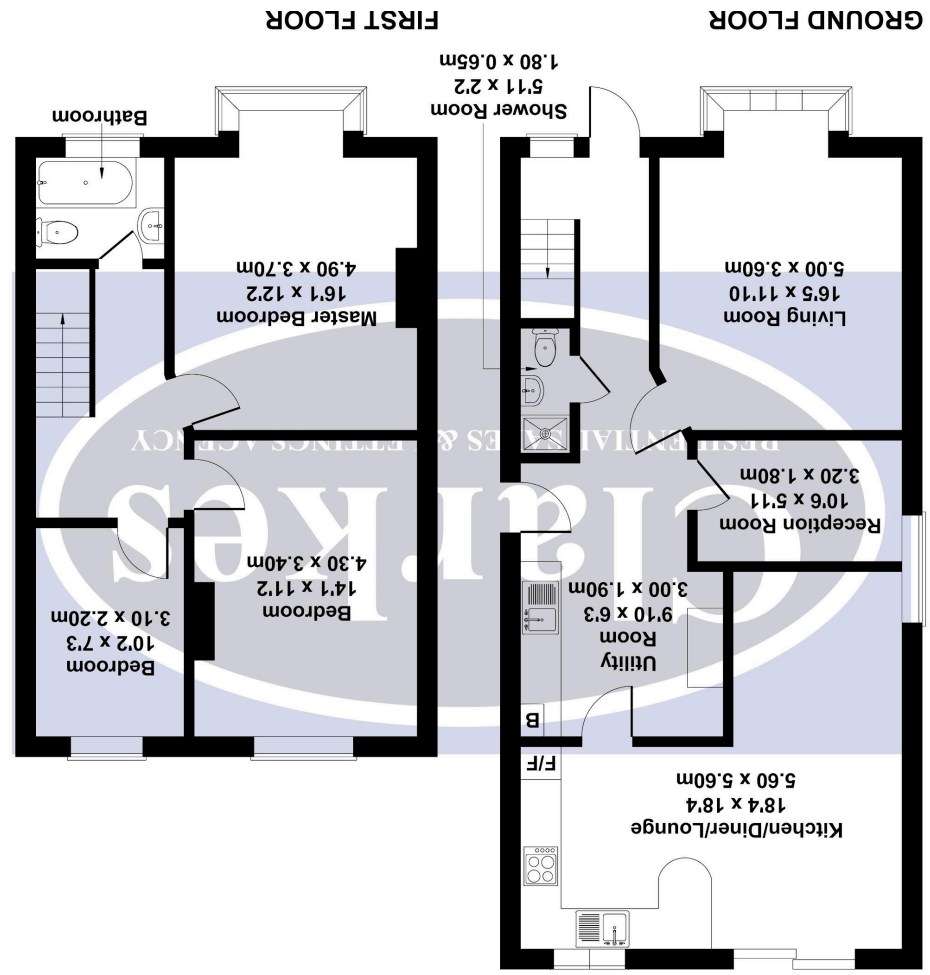


Energy Efficiency Rating	
Current	Potential
53	82
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



DETACHED HOUSE Southbourne Stamford Rd



Stamford Rd



Southbourne offers a perfect blend of seaside charm and modern conveniences. This area is home to a variety of highly regarded local schools, including St. Katharine's Church of England Primary School and St. Peter's Catholic Comprehensive School.

With great amenities and Blue Flag beaches residents of Southbourne enjoy boutique shops, local supermarkets, trendy cafes, award winning restaurants and picturesque scenery. Don't forget to explore Fisherman's Walk nature trail, a stunning walk along the cliff top situated between Fisherman's Avenue and Portman Crescent linking to Southbourne Grove. Also there's a lovely walk down the zig zag to the beach or if you prefer, you can take the cliff lift. With a great cliff-top café and a children's play area at the bottom, there's plenty to see and do.

ACCOMODATION Step inside to discover a spacious interior with UPVC double glazing and gas-fired central heating.

The heart of the home boasts a generous lounge to the front, complemented by an open plan kitchen/dining room/living area featuring doors that open to the rear garden.

The kitchen is well-appointed and there is also a utility area and downstairs WC with shower. Upstairs, there are three generously proportioned bedrooms, accompanied by a family bathroom.

The property has off-street parking at the front for several cars. The real gem of this property is the rear garden, exceeding expectations at 65-70ft long.

All rooms have been measured with electronic laser and are approximate only. None of the services to the above property have been tested by ourselves and we cannot guarantee that the installations described in the details are in perfect working order. Clarkes Residential Sales and Lettings for themselves and for the vendors or lessors produce these brochures in good faith and are for guidance only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Large garden

Off road parking

3 bedrooms

Separate lounge

2 bathrooms

3 reception rooms

Good school catchment

Council Tax Band D



Guide Price £485,000

Clarkes Properties - 696 Wimborne Road, BH9 2EG

Tel: 01202 533377 Email: enquiries@clarkesproperties.co.uk
www.clarkesproperties.co.uk

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