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These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.

DRAFT DETAILS – AWAITING VERIFICATION FROM VENDOR

**57B CLINGAN ROAD
IFORD BOURNEMOUTH
BH6 5PZ**

Price £329,950

Freehold



LOCATED IN THIS POPULAR LOCATION IS THIS 2 BEDROOM DETACHED BUNGALOW.

AS WELL AS THE 2 BEDROOMS THE PROPERTY HAS ACCOMMODATION OF ENTRANCE HALL, GOOD SWIZE LOUNGE, MODERN KITCHEN AND MODERN BATHROOM.

BENEFITS INCLUDE GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING AND HAVING AN EASY TO MAINTAIN REAR GARDEN THIS COULD MAKE SOMEONE AN IDEAL FIRST TIME BUY, SECOND HOME, RETIREMENT PROPERTY OR INVESTMENT.

SITUATED WITHIN EASY REACH OF THE RECREATION GROUNDS, LOVELY RIVERSIDE WALKS ALONG THE BANKS OF THE RIVER STOUR, AS WELL AS HAVING LOCAL SHOPS AND SUPERMARKET NEARBY. EXCELLENT TRANSPORT LINKS AND BUS ROUTES ARE ALSO EASILY ACCESSIBLE.

57B CLINGAN ROAD, IFORD, BOURNEMOUTH BH6 5PZ

- **DETACHED BUNGALOW**
- **EASY TO MAINTAIN GARDENS**
- **OFF ROAD PARKING**
- **GAS FIRED CENTRAL HEATING**
- **DOUBLE GLAZING**
- **2 BEDROOMS**
- **GOOD SIZE LOUNGE**
- **MODERN KITCHEN & BATHROOM**
- **CLOSE TO LOCAL AMENITIES**
- **RIVERSIDE WALKS NEARBY**
- **POPULAR LOCATION BETWEEN
CHRISTCHURCH & BOURNEMOUTH**
- **SHORT DRIVE TO AWARD WINNING
BEACHES**

VIEWING STRICTLY BY APPOINTMENT PLEASE



Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)

