



Columbia Road

Bournemouth, BH10 4DS

Guide Price £370,000 Plus

- Motivated Seller
- Three Double Bedrooms
- Open Plan Living Room
- Family Bathroom and En-Suite
- Forecourt Parking for Two/Three Vehicles
- South Facing Garden
- Remaining Build Warranty
- Close to Local Shops and Amenities



HOUSE & SON

House & Son are delighted to be able offer for sale this three double bedroom detached bungalow, in a quite location of Columbia Road. This Modern home is approximately five years old with the remainder of the build warranty. The accommodation is versatile, currently arranged as three bedrooms, open plan living room, en-suite to master and family bathroom. Externally, there is a private forecourt parking for thee to four vehicles and a private southerly aspect rear garden with an Indian Sandstone patio, lawn and fence enclosures with established flower borders. This home is located directly off Columbia Road, with local amenities to hand of recreational parks, good schools and road travel links to further afield.

ENTRANCE

Composite front door with glazed insert.

CLOSET

Gas fired combination boiler. General storage for shoes/coats etc.

ENTRANCE HALL

13' 0 max" x 3' 5" (3.96m x 1.93m)

A "striking feature" is the spacious reception hall with access to all principal rooms leading off. Radiator. Access to loft.

OPEN PLAN LIVING ROOM

21' 10 max" x 12' 7" (6.65m x 3.84m)

A really well planned space with southerly aspect, direct access onto the southerly aspect rear garden and abundance of natural light.

LIVING AREA

Double glazed French doors with full length complementing side panels. TV/media point. Double glazed French doors accessing onto south facing garden.

KITCHEN AREA

Part vaulted ceiling inset set velux style window. One and half bowl sink with drainer, mixer taps over. Fitted range of eye level units with complementing base units incorporating drawers, roll top work surfaces over with upstands. Inset four ring electric hob, cooker filter hood over, single combination boiler. Integrated dishwasher, integrated washing machine. Integrated fridge/freezer. Recessed ceiling downlighters throughout.

BEDROOM ONE

13' 0" x 12' 7" (3.96m x 3.84m)

Double glazed window to front. Spacious room. TV aerial connection point. Radiator.

EN-SUITE

9' 3" x 3' 8" (2.82m x 1.12m)

Vaulted ceiling with inset velux style window. Large walk in shower with fitted tray, sliding glazed door enclosures. Tiled walls, fitted shower. Vanity unit with inset wash hand basin, storage under. Low level Wc. Tiled floor. Heated towel rail.

BEDROOM TWO

13' 7" x 9' 9" (4.14m x 2.97m)

Double glazed window to rear with overview of southerly aspect garden. TV media point. Radiator.

BEDROOM THREE

9' 8" x 9' 1" (2.95m x 2.77m)

Double glazed window to front. TV aerial media point. Radiator.

BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m)

Spacious bathroom with obscure double glazed window to side. "Deep" bath with side panel, mixer taps over, shower attachment. Tiled wall. Vanity unit with inset wash hand basin, storage under. Enclosed WC. Tiled floor. Heated towel rail. Recessed ceiling downlighters. Extractor fan.

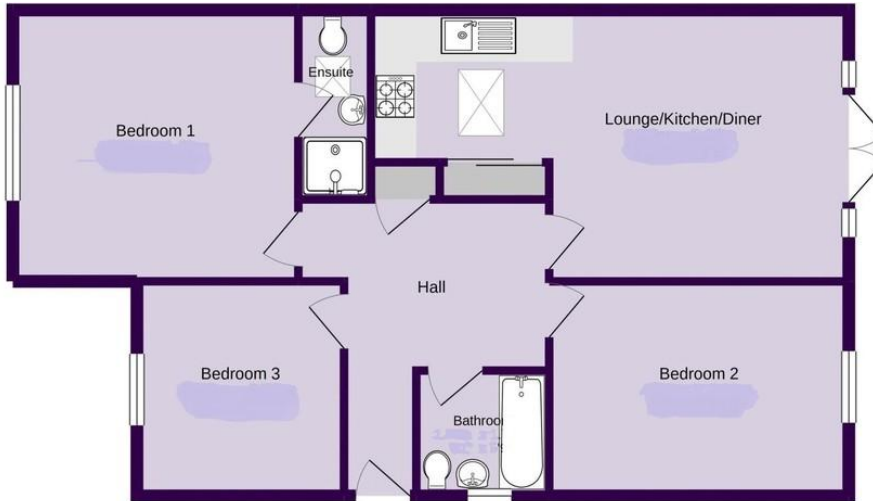
REAR GARDEN

Indian Sandstone patio abutting rear of the property, direct access via front doors to living room. Mature borders, the remaining garden is lawned. The garden is southerly aspect.

OUTSIDE FRONT

Communal driveway to side leading to 204b Columbia Road. Private forecourt parking for three/four vehicles. Pathway to front door. 204b Columbia Road sts directly behind property 204 Columbia Road.





PARKING: 

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole Council

13/09/2023, 11:52 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

2049 Columbia Road BOURNEMOUTH BH10 4DS	Energy rating B	Valid until: 5 April 2028
		Certificate number: 9850-3874-7698-8226-4771

Property type
Detached bungalow

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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