



Columbia Road, Bournemouth, Dorset

4 2 1

Asking Price £400,000



Corbin & Co would like to introduce this lovely detached house on Columbia Road in Bournemouth. This property boasts a driveway to the side, providing sought after off-road parking, making coming home a breeze.

As you enter, you'll find two reception rooms - a lounge with a feature bay window to the front and a dining room with French doors leading to the stunning rear garden.

The open plan style kitchen and utility room offer plenty of space for cooking and storage. Upstairs, there are four bedrooms - three doubles and one single, perfect for a growing family or for those in need of extra space. The family bathroom includes a bath and separate shower cubicle, while the ground floor benefits from an additional WC.

Outside, the rear garden is truly impressive with a large patio area, well-kept lawn, and upper patio area, ideal for outdoor entertaining or simply relaxing in the sunshine. The property also features a garage/workshop/office/gym/hobbies/games room, offering endless possibilities for use.

Located close to local shops, schools, amenities, transport links, and Slades Farm, you'll have everything you need right at your doorstep. Slades Farm offers open green spaces, a velodrome, dog exercise areas, and parks for the whole family to enjoy. Additionally, Bournemouth and Poole town centres are easily accessible, providing a range of shopping, dining, and entertainment options.

Don't miss your chance to view this well-presented, detached house in a prime location. Call now on 01202 519761 to schedule a viewing and discover your new dream home on Columbia Road.

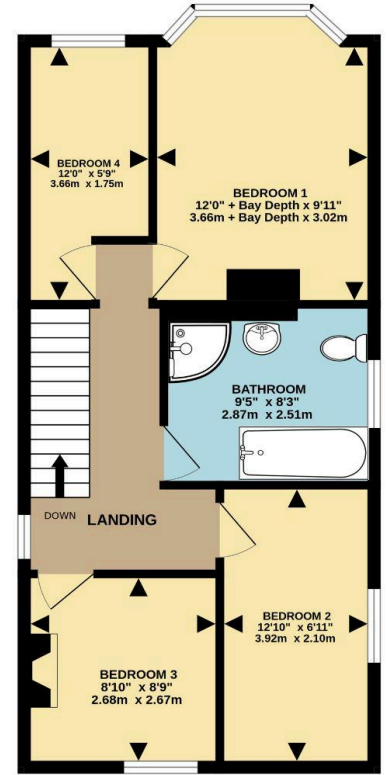
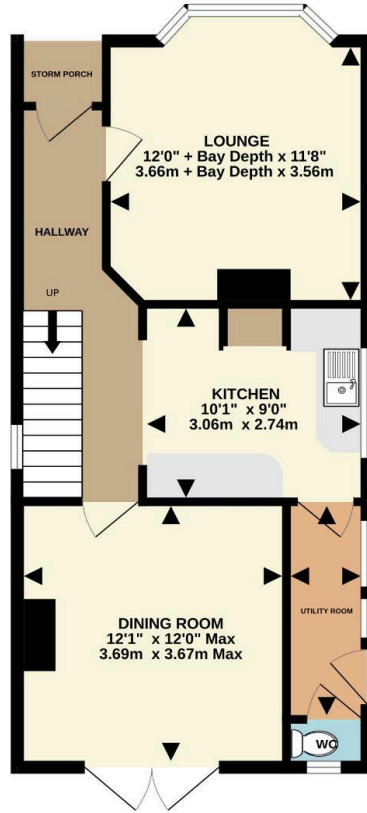
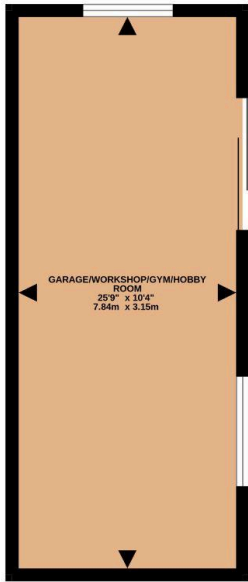




NOT SHOWN IN POSITION
266 sq.ft. (24.7 sq.m.) approx.

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

OPENING HOURS

Mon - Thur 9-6 Friday 9-5 Sat 9-4

 01202 519761

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