



Columbia Road, Bournemouth, Dorset

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Asking Price £330,000



Corbin & Co are delighted to offer for sale this immaculately presented three-bedroom mid-terraced home situated in the heart of Bournemouth, BH10. This property offers modern comforts, thoughtful design, and a location that combines convenience with access to nature.

Frontage & Entrance

The low-maintenance frontage is beautifully laid with artificial lawn, bordered by charming flowerbeds. A sleek resin pathway leads to the sheltered front door under a storm porch, creating a welcoming first impression.

Ground Floor

Step inside the bright and airy entrance hall, which provides access to all ground floor areas. A ground floor WC is conveniently tucked beneath the stairs.

The modern kitchen/breakfast room at the front of the property is a real highlight, featuring high-gloss white units paired with complementing work surfaces. It comes fully equipped with an integrated washing machine, dishwasher, high-level oven, hob with cooker hood over, island and plinth lighting. There is also space for an upright fridge/freezer, making this a functional yet stylish space for cooking and dining.

The lounge/diner spans the rear of the property, offering a spacious and light-filled setting. A large window and single door lead to the garden, creating a seamless indoor-outdoor flow. There's ample space for both comfortable seating and dining, making this the perfect space for relaxing or entertaining.

First Floor

Upstairs, a roomy landing connects all first-floor accommodation. The three double bedrooms offer versatility and comfort. The main bedroom enjoys views of the front aspect, while the second and third bedrooms overlook the rear garden.

The modern family bathroom completes the first floor, designed with contemporary fixtures to suit all your needs.

Rear Garden & Parking

The landscaped rear garden is a delightful outdoor retreat. A tiled patio area abuts the house, ideal for al fresco dining or entertaining. Beyond, the garden is laid to lawn with a pathway leading to a timber shed. A rear gate provides access to off-road parking and a single garage with an up-and-over door.

Location

Situated within walking distance of local shops, schools, and public transport, the property is also close to Slades Farm, which offers green open spaces, woodland walks, a velodrome, a play park, and a skate park. Bournemouth and Poole town centres, Castlepoint, and Turbary retail parks are just a short drive away, offering a wealth of amenities.

This property truly has it all—modern living, thoughtful design, and an excellent location. To arrange your viewing, please call us on 01202 519761. Don't miss the chance to make this house your home





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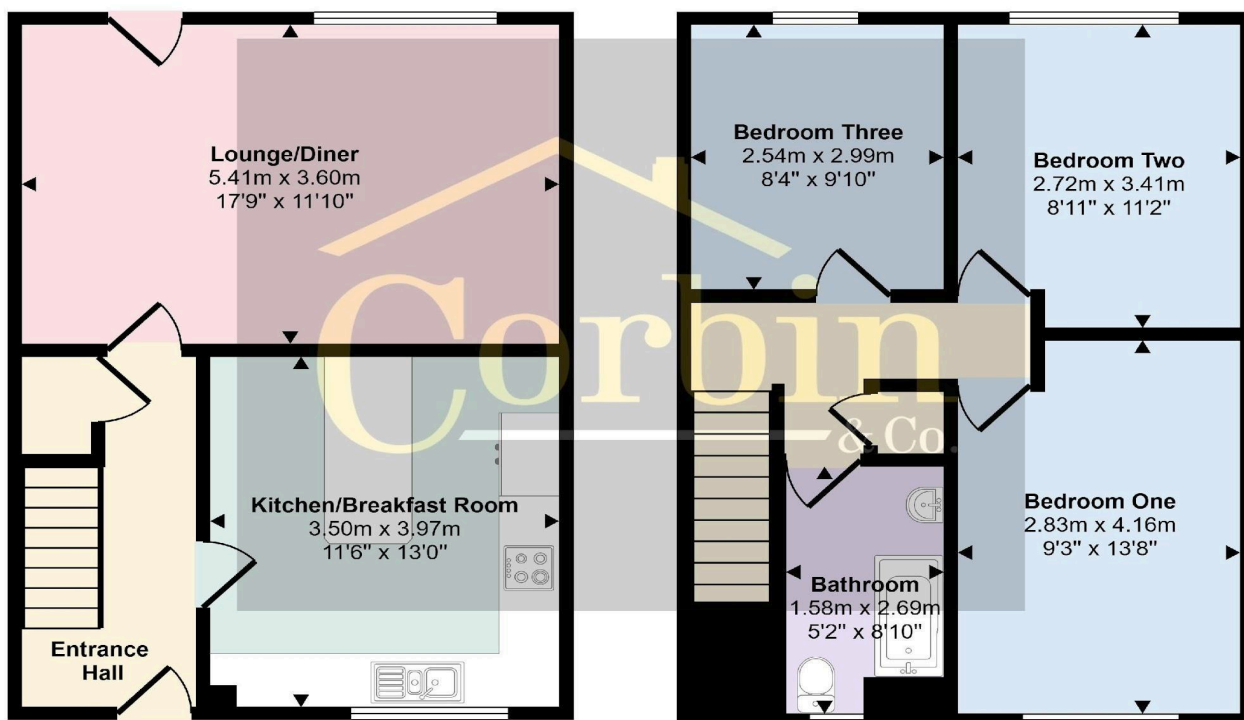


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Approx Gross Internal Area
84 sq m / 905 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 42 sq m / 456 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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