



house & son

Barnes Crescent

BH10 5AN

£160,000

- Ground Floor Garden Flat
- Private Entrance via Recessed Porch
- Spacious Double Bedroom
- Separate Lounge and Kitchen
- Understairs Storage Cupboard
- Private Rear Garden With Potential
- No Forward Chain
- Long Lease





## HOUSE & SON

Residential Sales, Lettings, Property Management, Surveys & Valuation. Leading Independent Property Professionals Since 1939.

We are pleased to have been instructed on this ground floor one-bedroom garden flat, occupying a quiet residential position in BH10. The property benefits from its own private entrance via a recessed porch, a generous internal layout, and a private rear garden-all offering scope for modernisation and potential to add value.

Inside, the accommodation includes a spacious hallway, double bedroom, separate lounge, kitchen, and bathroom, along with an understairs storage cupboard. Outside, the rear garden provides a blank canvas for landscaping or possible extension, subject to the necessary consents.

Situated just off Columbia Road, the property is conveniently located for local shops, regular bus routes, and well-regarded schools including Glenmoor and Winton Academies-making it a practical choice for a range of buyers.

A fantastic opportunity to acquire a well-proportioned garden flat with bags of potential, its own front door, and a private outside space – all for just £160,000. Whether you're taking your first step onto the property ladder, downsizing, or looking for your next project, this is a rare chance to create something special in a popular BH10 location. Early enquiries are strongly advised – properties at this price point don't stay available for long.

Original Lease Term: 160 years from 29th May 1985

Years Remaining: Approximately 119 years

**RECESSED PORCH/PRIVATE ENTRANCE**

**HALLWAY**

12' 09" x 4' 01" (3.89m x 1.24m)

**BEDROOM**

13' 01" x 11' 11" (3.99m x 3.63m)

**UNDERS TAIRS STORAGE CUPBOARD**

**LOUNGE**

11' 05" x 10' 11" (3.48m x 3.33m)

**KITCHEN**

8' 03" x 7' 06" (2.51m x 2.29m)

**BATHROOM**

7' 04" x 5' 05" (2.24m x 1.65m)



### Ground Floor



Total area: approx. 42.8 sq. metres (460.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band A

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

English | [Cymraeg](#)

### Energy performance certificate (EPC)

17 Barnes Crescent Bournemouth BH10 5AH	Energy rating <b>C</b>	Valid until 29 June 2035
		Certificate number 0350-2340-1560-2275-3261

Property type	Ground-floor maisonette
Total floor area	42 square metres

### OFFICE

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