



Columbia Road

Bournemouth, BH10 4EG

Guide Price £180,000 -
£200,000

- Three Bedrooms
- Spacious Lounge
- Good School Catchments
- Gas Central Heating
- Off Road Parking
- Private Entrance
- Vacant Possession
- Motivated Seller



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Spacious Three-Bedroom Maisonette with Off-Road Parking

This three-bedroom maisonette offers a private entrance leading to a bright and airy layout across two floors. The first-floor landing provides access to a comfortable lounge and a well-equipped kitchen with ample space for white goods. The generous main bedroom benefits from a bay window and built-in wardrobes, while the bathroom features a white suite with a shower over the bath. Upstairs, two further bedrooms include built-in storage. Additional benefits include gas central heating, double glazing, and an

allocated off-road parking space and long lease.

PRIVATE ENTRANCE

Via UPVC double glazed frosted door to:

ENTRANCE HALL

Wall mounted fusebox. Stairs rising to the first floor

LANDING

Coving to ceiling. UPVC double glazed window to the side aspect. Dado rail. Built in cupboard housing gas fired combination boiler. Stairs rising to the second floor. Doors to:

LOUNGE

12' 0" x 10' 7 into recess" (3.66m x 3.23m)

UPVC double glazed window to the front aspect. Double

radiator. Coving to ceiling.

KITCHEN

8' 5" x 8' 0" (2.57m x 2.44m)

Units at eye and base level with roll top worksurfaces and tiled splashback. Integrated oven with four ring gas hob and cooker hood over. Stainless steel single bowl single drainer sink unit with mixer tap. Room and plumbing for washing machine. Room for fridge/freezer. Part tiled walls. Tiled flooring. radiator. UPVC double glazed window to the front aspect

BEDROOM ONE

12' 9 into bay" x 11' 2 into recess" (3.89m x 3.4m)

UPVC double glazed bay window to the rear aspect. Coving to ceiling. Double radiator. Built in wardrobes.

BATHROOM

Matching white three piece suite to comprise: Panel bath with stainless steel mixer tap and hand held shower attachment and glass screen. Pedestal wash hand basin with twin taps. Low level flush W.C. Part tiled walls. Wall mounted heated towel rail. Tiled floor. Coving to ceiling. UPVC double glazed window to the rear aspect.

SECOND FLOOR LANDING

Door to

BEDROOM TWO

12' 3" x 8' 2" (3.73m x 2.49m)

Sloping ceiling (Agents note restricted head height). Velux window to the front aspect. Built in cupboard.

BEDROOM THREE

13' 11 max" x 9' 9 max" (4.24m x 2.97m)

Sloping ceiling (Agents note restricted head height). Velux window to the rear aspect. Built in storage cupboard.

Storage to eaves

OUTSIDE

Allocated off-road parking space.





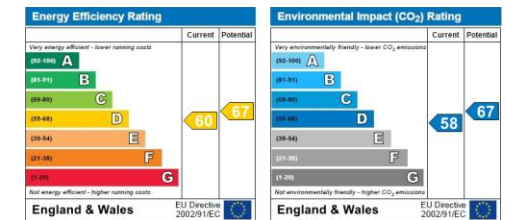
COUNCIL TAX BAND

Tax band

TENURE

Leasehold

LOCAL AUTHORITY



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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