



house & son

## Columbia Road

Bournemouth, BH10 4EG

£310,000

- Semi Detached Family House
- Lounge and Separate Dining Room
- Three First Floor Bedroom
- Family Bathroom
- Loft Room
- Garage
- Rear Garden
- Vacant Possession



## HOUSE AND SON

House & Son are delighted to offer for sale this character three bedroom semi detached house in the popular Ensbury Park location.

The accommodation comprises front garden with driveway to side, access to garage, with electric up and over door & storm porch over front door. Spacious reception hallway leading to ground floor WC, stairs to first floor and inner hallway, lounge with bay window to front, dining room with outlook over private rear garden, spacious galley kitchen with access to side, first floor landing, Two spacious double bedrooms, family bathroom & further bedroom with access to loft room.

Externally, to the side and the rear, there is the aforementioned garage, lean to side, and workshop all with light

and power. To the rear, there is a landscaped rear garden and covered patio area butting the rear of the property.

The property is fully double glazed and has a recently installed gas fired combination boiler. The property is close to local shops, public transport links and is within good school catchments. The property is offered for sale with no forward chain and vacant possession.

## STORM PORCH

## RECEPTION HALLWAY

11' 10" x 6' 2" (3.61m x 1.88m)

## GROUND FLOOR WC

## INTERNAL HALLWAY

## LOUNGE

13' 1 into bay" x 11' 2 max" (3.99m x 3.4m)

## DINING ROOM

12' 3" x 10' 4" (3.73m x 3.15m)

## KITCHEN

13' 10" x 6' 11" (4.22m x 2.11m)



**STAIRS TO FIRST FLOOR**

**FAMILY BATHROOM**

**MASTER BEDROOM**

12' 3" x 10' 5" (3.73m x 3.18m)

**BEDROOM TWO**

13' 8" x 11' 4 max" (4.17m x 3.45m)

**BEDROOM THREE**

8' 1" x 6' 2 plus stairs to loft room" (2.46m x 1.88m)

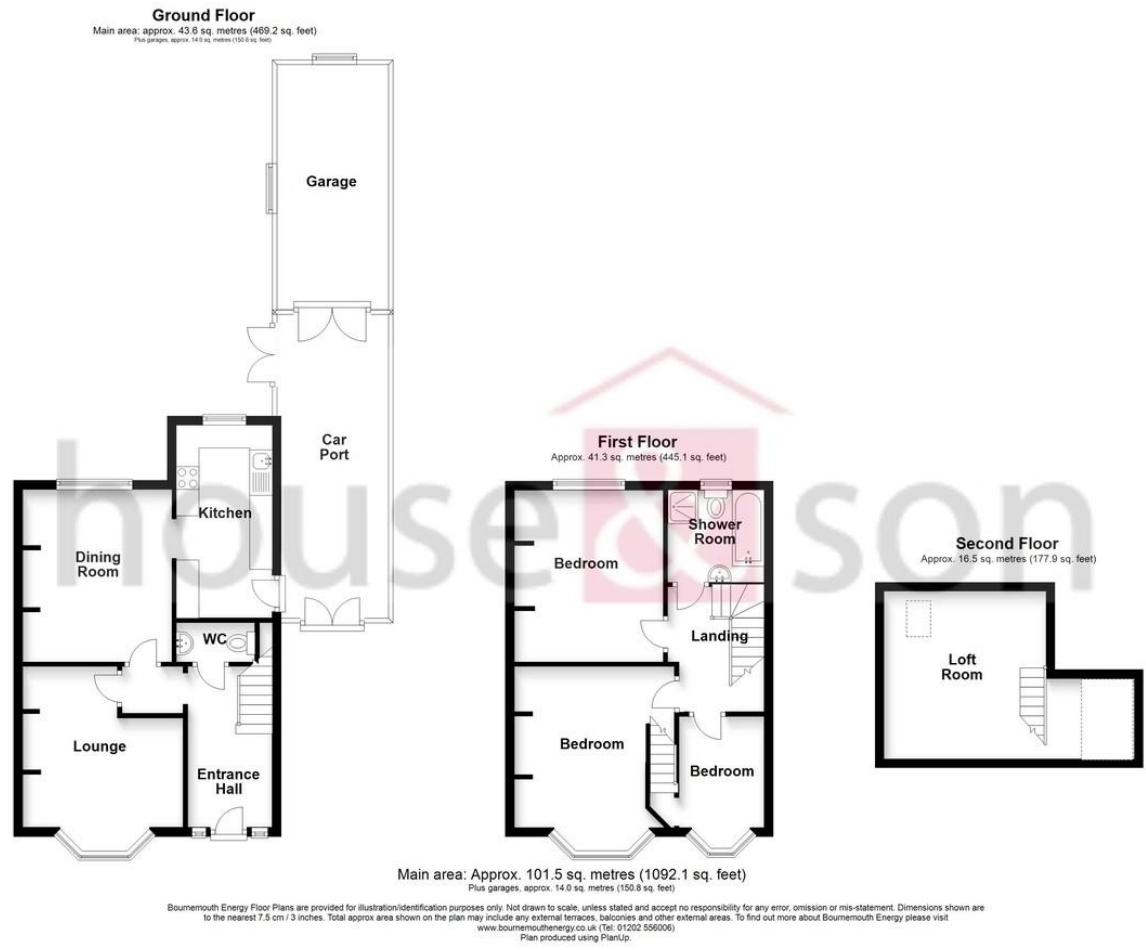
**GARAGE TO SIDE**

**REAR GARDEN**

**WORKSHOP**

**LOFT ROOM**





**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Bournemouth, Christchurch and Poole Council

25/07/2023, 09:49 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

257, Columba Road BOURNEMOUTH BH10 4EG	Energy rating <b>D</b>	Valid until: 22 November 2028
		Certificate number: 9757-2857-6097-8028-7145

Property type  
Semi-detached house

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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