



house & son

Camellia Gardens

Bournemouth, BH10 4FJ

£349,950

- DETACHED BUNGALOW
- C-RATED EPC
- TWO DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING
- PRIVATE REAR GARDEN
- VACANT POSSESSION
- NO FORWARD CHAIN



HOUSE & SON

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

This modern two-bedroom detached bungalow is neatly tucked away in a quiet cul-de-sac, offering a practical and well-presented home. With full UPVC double glazing and a C-rated EPC, it's energy efficient and ready for its next owner.

Step inside, and you're greeted by a spacious hallway, complete with a handy storage cupboard and a gas-fired combination boiler.

The kitchen/breakfast room is well-equipped with a range of wall and base units, an integrated fridge/freezer, an electric fan oven, and a four-ring gas hob with an extractor hood. There's also a stainless steel one-and-a-half bowl sink with drainer, a tiled splashback, and a tiled floor. A UPVC double-glazed window overlooks the rear garden, bringing in plenty of natural light.

The lounge is a bright and inviting space, with French doors opening onto the garden and additional side windows for extra light. A feature stone fireplace with a decorative fire adds a focal point.

The shower room is fitted with a three-piece suite, including a walk-in shower with aqua board panelling, a chrome towel rail, and a tiled floor.

Both bedrooms are well-proportioned and provide comfortable living spaces.

Outside, the rear garden is a great size, with a large timber storage shed and gated side access. At the front, there's off-road parking.

Location & Amenities

Camellia Gardens is well-placed for everyday essentials, with a range of local shops, supermarkets, and services nearby. Columbia Road offers a Co-op Food, a pharmacy, a convenience store, and a selection of takeaways, making it easy to pick up daily necessities. For larger grocery shops, Sainsbury's Winton Local and Iceland Winton are both within a mile.

For families, several well-regarded schools are close by, including:

Hill View Primary School (0.64 miles)

St Mark's Church of England Primary School (0.34 miles)

Kingsleigh Primary School (0.34 miles)

Outdoor enthusiasts will appreciate Redhill Park, which offers open green spaces, a playground, and a paddling pool in summer. The area also benefits from local allotments, ideal for keen gardeners.

Travel connections are excellent, with regular bus services to Bournemouth town centre and easy access to the A3049 and A347, providing quick links to surrounding areas.

This well-maintained bungalow offers modern comfort, a great layout, and a superb location. With local shops on Columbia Road, excellent schools, and fantastic transport links all within easy reach, it's an ideal choice for those looking to downsize, invest, or enjoy a low-maintenance home.

Add to that a nice garden, off-road parking, and a peaceful cul-de-sac setting, and you have a property that ticks all the right boxes. Don't miss out - contact House & Son today to arrange your viewing!

RECEPTION HALLWAY

14' 2" x 5' 8" (4.32m x 1.73m)

KITCHEN/BREAKFAST ROOM

12' 0" x 9' 2" (3.66m x 2.79m)

LOUNGE

11' 9" x 11' 1" (3.58m x 3.38m)

SHOWER ROOM

6' 10" x 5' 11" (2.08m x 1.8m)

MASTER BEDROOM

12' 1" x 11' 3" (3.68m x 3.43m)

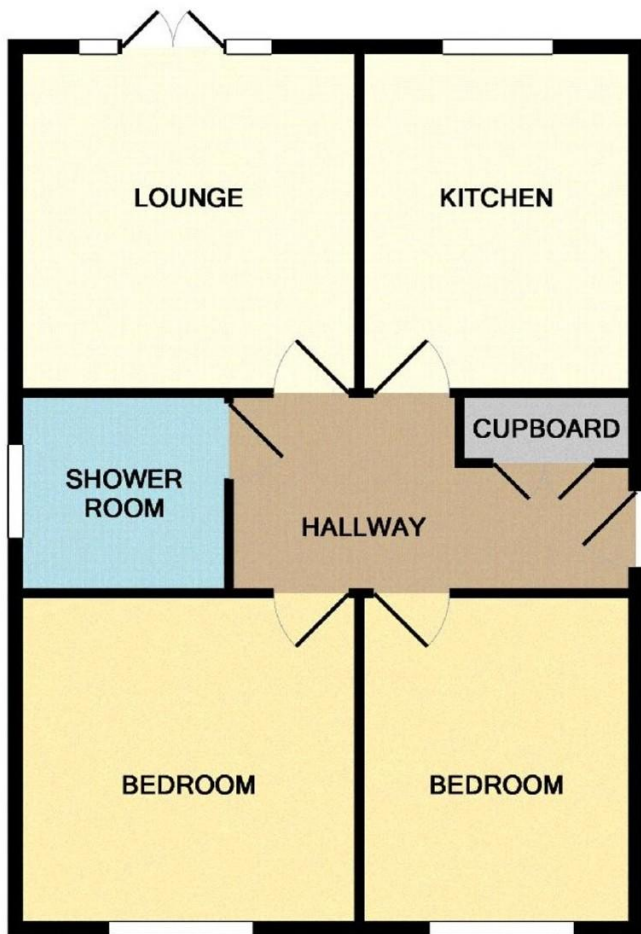
BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m)

PRIVATE REAR GARDEN

FRONT GARDEN & OFF ROAD PARKING





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Bournemouth, Christchurch and Poole
Council

[English](#) | [Contact](#)

Energy performance certificate (EPC)

<small>2 Covered Entries</small> <small>EU/2002/93/EC</small> <small>10/10/2017</small>	Energy rating C	<small>Valid until</small> <small>8 November 2022</small>
<small>Certificate number</small> <small>8080-2758-0288-2762-0115</small>		

Property type	Detached bungalow
Total floor area	50 square metres

OFFICE

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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 and 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