

for sale

**£325,000** Freehold



## Columbia Trees Lane Bournemouth BH10 4AZ

Connells presents this charming Bournemouth, BH10 property. Features include a block-paved driveway, double-length garage, storm porch, three double bedrooms, spacious shower room, and separate WC. Close to Slades Farm, local schools, and shops. Ideal for families.



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# Property Details

**Entrance Hall** 14' 6" x 17' 2" ( 4.42m x 5.23m )  
**Cloakroom**

Water tank and big storage area.

**Wc** 3' 2" x 5' 9" extending to ( 0.97m x 1.75m extending to )  
**Lounge** 13' 6" x 11' 3" ( 4.11m x 3.43m )  
**Kitchen** 10' 5" x 12' 8" ( 3.17m x 3.86m )

Fully fitted kitchen with matching wall and base units, standing appliances, and extractor fan. Boiler, electric mains. Feature double glazed window to side aspect.

**Utility Room** 14' 1" x 4' 7" ( 4.29m x 1.40m )  
**Bedroom One** 11' 4" x 13' 2" ( 3.45m x 4.01m )

Double glazed window to front aspect, built in wardrobes and radiator.

**Bedroom Two** 8' 9" x 9' 9" ( 2.67m x 2.97m )

Double glazed window to side aspect, radiator and hardwood flooring.

**Bedroom Three** 9' 9" x 8' 8" ( 2.97m x 2.64m )

Hardwood flooring, views to look towards the rear garden.

**Bathroom** 5' 8" x 8' 4" ( 1.73m x 2.54m )  
Shower cubicle, seperate units.

**Garage** 5' 8" x 8' 4" ( 1.73m x 2.54m )  
Brand new garage door.





To view this property please contact Connells on

**T 01202 525 411**  
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689 Wimborne Road  
BOURNEMOUTH BH9 2AT

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: WIN306666 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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