



89 COLEHILL CRESCENT
BOURNEMOUTH
Dorset, BH9 3RA

£1,850 PCM

[goadsby.com](https://www.goadsby.com)

DETACHED FOUR BEDROOM FAMILY HOME IN POPULAR RESIDENTIAL LOCATION

- Four Bedroom Detached House
- Enclosed Garden
- Offered Unfurnished
- Drive Way Parking
- EPC Rating - Band C

Energy Efficiency Rating	
Current	Potential
72	85
England & Wales EU Directive 2002/91/EC <small>www.epc4u.com</small>	



Reference: 739131

Deposit Amount: £2,134.61

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Driveway

Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk

Detached four bedroom family home in popular residential location of Muscliffe. The property is in a favourable catchment area for local schools.

The accommodation comprises of a ground floor W/C, spacious living room, open plan kitchen/diner with sliding doors out on to the garden. The kitchen is brand-new with fitted appliances. The first floor offers four bedrooms and a modern family bathroom, with shower over the bath. The whole house has been re-decorated and with new flooring throughout.

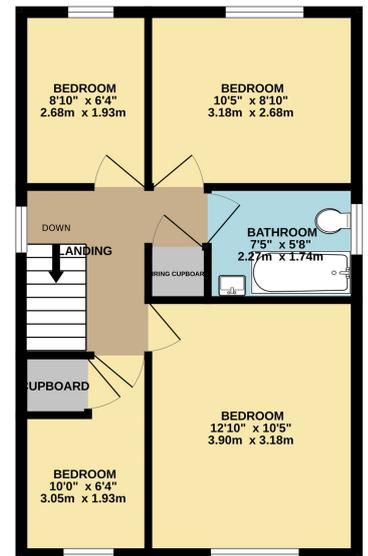
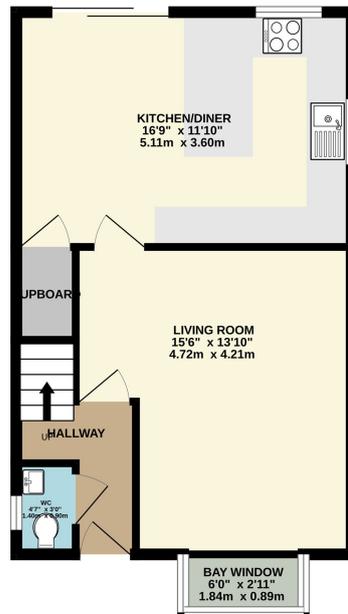
There is driveway parking, as well as a shed for outside storage.

Offered on an unfurnished basis.

Exterior photos taken prior to the current tenancy in 2019

GROUND FLOOR

1ST FLOOR



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd
 Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 544644
 bournemouthlettings@goadsby.com

114 Old Christchurch Road
 Bournemouth, Dorset
 BH1 1LU