



house & son

## Barnes Crescent

Bournemouth, BH10 5AN

£160,000

- Ground Floor Garden Flat
- Private Entrance via Recessed Porch
- Spacious Double Bedroom
- Separate Lounge and Kitchen
- Understairs Storage Cupboard
- Private Rear Garden With Potential
- No Forward Chain
- Long Lease



## HOUSE & SON

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

We are pleased to have been instructed on this ground floor one-bedroom garden flat, occupying a quiet residential position in BH10. The property benefits from its own private entrance via a recessed porch, a generous internal layout, and a private rear garden-all offering scope for modernisation and potential to add value.

Inside, the accommodation includes a spacious hallway, double bedroom, separate lounge, kitchen, and bathroom, along with an understairs storage cupboard. Outside, the rear garden provides a blank canvas for landscaping or possible extension, subject to the necessary consents.

Situated just off Columbia Road, the property is conveniently located for local shops, regular bus routes, and well-regarded schools including Glenmoor and Winton Academies-making it a practical choice for a range of buyers.

A fantastic opportunity to acquire a well-proportioned garden flat with bags of potential, its own front door, and a private outside space – all for just £160,000. Whether you're taking your first step onto the property ladder, downsizing, or looking for your next project, this is a rare chance to create something special in a popular BH10 location. Early enquiries are strongly advised – properties at this price point don't stay available for long.

Original Lease Term: 160 years from 29th May 1985

Years Remaining: Approximately 119 years

## RECESSED PORCH/PRIVATE ENTRANCE

## HALLWAY

12' 09" x 4' 01" (3.89m x 1.24m)

## BEDROOM

13' 01" x 11' 11" (3.99m x 3.63m)

## UNDERSTAIRS STORAGE CUPBOARD

## LOUNGE

11' 05" x 10' 11" (3.48m x 3.33m)



## KITCHEN

8' 03" x 7' 06" (2.51m x 2.29m)

## BATHROOM

7' 04" x 5' 05" (2.24m x 1.65m)

## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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### Ground Floor



Total area: approx. 42.8 sq. metres (460.8 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band A

### TENURE

Leasehold

### LOCAL AUTHORITY

Bournemouth, Christchurch and Poole  
Council

English | [Cymraeg](#)

### Energy performance certificate (EPC)

17 Barnes Crescent Bournemouth BH10 5AH	Energy rating <b>C</b>	Valid until 29 June 2035
		Certificate number 0350-2340-1560-2275-3261

Property type	Ground-floor maisonette
Total floor area	42 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 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