Estate Agents RICHARD GODSELL Est.1928 Auctioneers

Colemore Road, Boscombe East, Bournemouth, Dorset, BH7 6RZ
Guide Price £275,000 – Share Of Freehold

Two Bedroom First Floor Flat | Porch | Hallway | Living Room | Bathroom | Kitchen | Separate W.C | Balcony
Front & Rear Garden | Garage | No Onward Chain | Ideal First Time Purchase | Close To Local Shops & Amenities

A spacious two-bedroom first-floor apartment situated in the highly sought-after residential area of Boscombe East, offering well-proportioned accommodation together with a private balcony, front and rear gardens, garage and private driveway providing off-road parking. The property is ideally positioned for access to the historic market town of Christchurch, as well as Iford and Southbourne, all of which offer a wide range of amenities including cafés, restaurants, shops and excellent transport links. The beautiful award-winning Blue Flag sandy beaches are also within easy reach, providing the perfect setting for relaxing and enjoying the coastal lifestyle.

The property is approached via its own private front door, opening into a welcoming entrance hallway. From here, the spacious and bright living room provides an excellent principal reception space, featuring a characterful fireplace and direct access onto the private balcony. This provides a pleasant space to enjoy a morning coffee, relax or entertain guests.

The main bedroom is a generous double room benefiting from a dual aspect, allowing plenty of natural light, together with built-in wardrobes providing useful storage. The second bedroom is also well proportioned and comfortably accommodates bedroom furniture, while further benefiting from a built-in storage cupboard and window. The good-sized kitchen overlooks the front of the property and offers ample worktop and cupboard space, creating a practical and functional environment for everyday cooking and entertaining.

The bathroom comprises a panelled bath and wash hand basin, with a window and extractor fan providing both natural and mechanical ventilation. A separate WC, complete with wash hand basin and window, is also provided. Further benefits include gas central heating and double glazing. Outside, the property benefits from both front and rear gardens, predominantly laid to lawn and providing excellent outdoor space for relaxing, entertaining or enjoying time with family and friends. To the front, there is a timber garage together with a private driveway providing off-road parking.

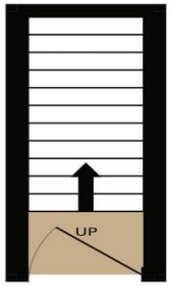
This attractive property offers an excellent combination of generous accommodation, private outdoor space, a garage and driveway parking. It would make an excellent first-time purchase or investment opportunity and is ideally suited to those seeking a well-located home with easy access to Christchurch, Iford, Southbourne and the beautiful local coastline. Viewing is highly recommended to fully appreciate the accommodation, outdoor space and convenient location on offer.

Tenure: Leasehold – 940 years remaining on lease

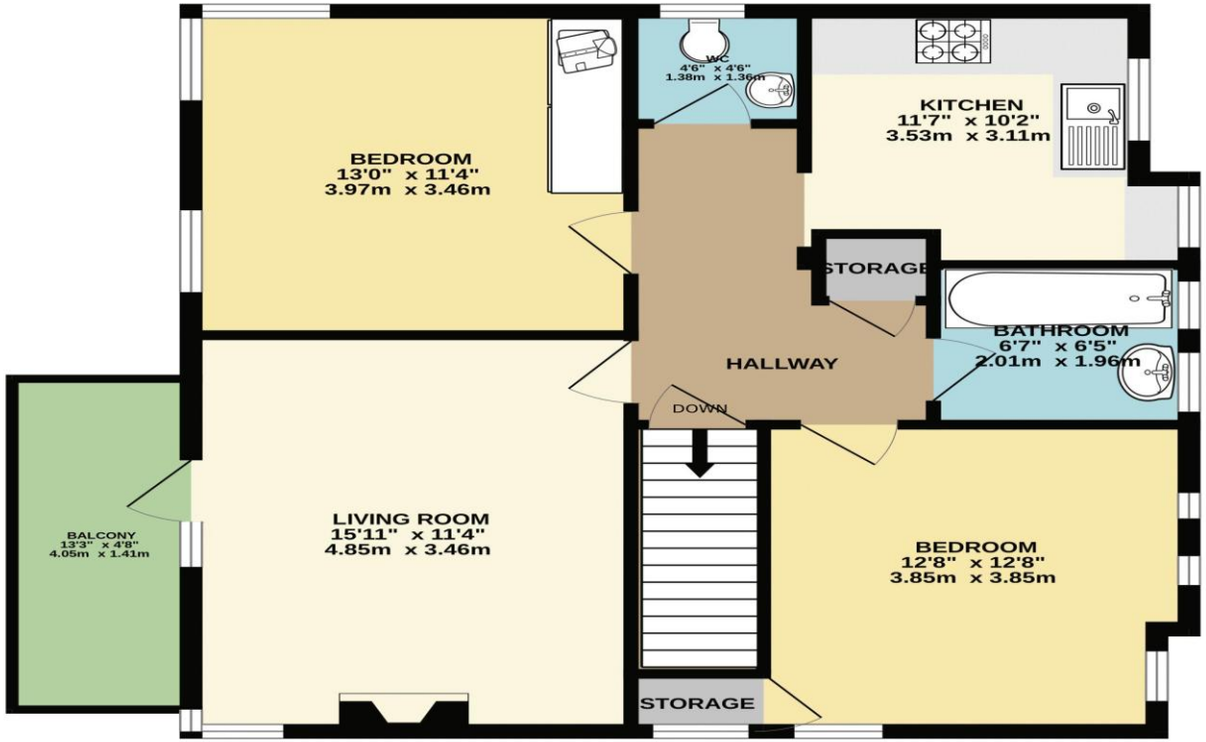
EPC Rating: 70 | C

Council Tax Banding: B

GROUND FLOOR
38 sq.ft. (3.5 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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