goadsby







1-5 ARCHBURY CLOSE

BOURNEMOUTH

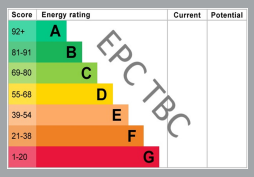
BH10 4GD

£1,575 PCM

goadsby.com

SELECTION OF FIVE BRAND NEW TWO BEDROOM TERRACED HOUSES IN ENSBURY PARK WITH PARKING AND ENERGY EFFICENT FEATURES

- Two Bedroom Terraced Houses
- Offered Unfurnished
- Allocated Parking With EV Charging
- Energy Efficient Features
- EPC Rating: TBC



Reference: 1216271

Deposit Amount: £1817

Council Tax: Band TBC

Furnishing: Unfurnished

Heating Type: Gas fired - underfloor heating on the ground floor and hot water radiators on the first floor

Parking: Allocated Parking Space - EV charging available

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

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114 Old Christchurch Road
Bournemouth, Dorset
BH1 1LU





Five Brand New Two-Bedroom Terraced Houses - Columbia Road

We are delighted to offer to the rental market these five brand-new, two-bedroom terraced houses, situated on Columbia Road within a well-established residential area. Ideally positioned for local amenities, primary and secondary schools, and convenient transport links providing access to the town centre and beyond, these properties offer modern living with a range of energy-efficient features, such as solar panels, EV charging, low energy light fittings and modern insulation.

Finished to a high standard throughout, each home benefits from a dedicated parking space with electric vehicle (EV) charging facilities available, alongside two additional visitor parking spaces. Secure bicycle storage is also provided. Each property has its own front entrance, while a gated pathway to the rear provides convenient access to the rear gardens.

Further enhancing their appeal, the properties feature solar panels, helping to improve energy efficiency and potentially reduce household electricity costs.

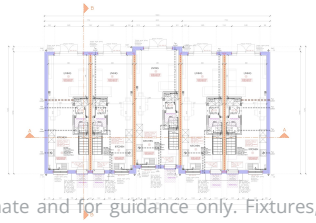
The ground floor comprises a contemporary open-plan kitchen and living area, creating a bright and versatile space for everyday living. There is also a separate cloakroom/WC and a useful utility room. French doors open directly onto the rear garden, which has been designed for easy maintenance, featuring paved areas adjacent to the house and rear gate, complemented by artificial grass.

Upstairs, there are two well-proportioned double bedrooms, with the second bedroom benefiting from fitted storage. A further storage cupboard is located on the first floor, alongside a modern family bathroom fitted with a bath and shower over.

The properties benefit from gas central heating, with underfloor heating to the ground floor and radiators to the first floor, ensuring comfort throughout the home.

All properties are offered to let on an unfurnished basis.

Please note the properties are still under construction and the marketing photos used are computer generated images.



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, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd
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