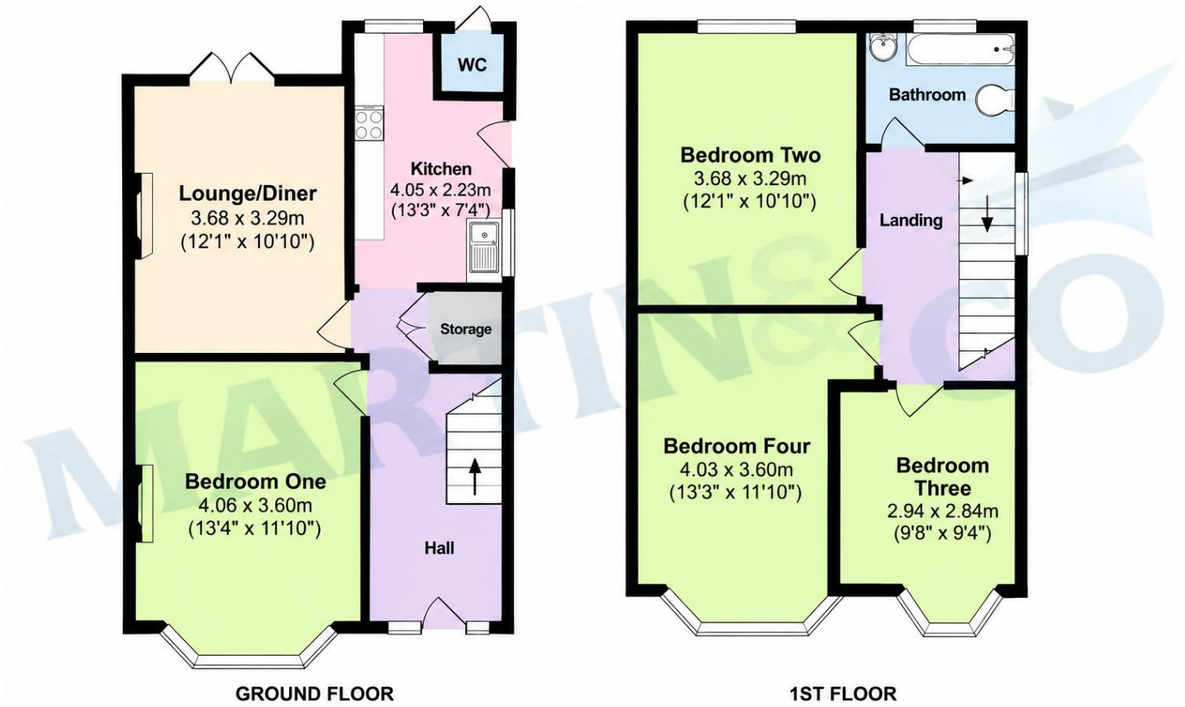
Property Location
Columbia Road, Bournemouth

Situated within the established residential area of Ensbury Park, the property benefits from a convenient Bournemouth location, with a range of local shops, everyday amenities and facilities nearby. The surrounding area provides access to wider Bournemouth amenities, transport links and the town centre, making it a practical location for both families and professional occupiers. Columbia Road also offers convenient access to major routes connecting Bournemouth with Poole, Christchurch and the surrounding Dorset countryside, making it a practical location for commuters.



Total area: approx. 97.1 sq. metres (1044 sq. feet)







Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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Columbia Road, Bournemouth

Asking Price Of £300,000

Key features:

- No Forward Chain
- Detached House
- Licensed HMO
- 4 Double Bedrooms
- Freehold Property
- Lounge / Diner
- Bathroom & WC
- Flexible Living
- Ideal for Families
- Ideal for Investors
- Gas Central Heating
- Parking
- Large Rear Garden



Why you'll like it

An excellent opportunity to acquire this versatile detached freehold property, situated in the popular residential area of Ensbury Park, Bournemouth. Offering generous and flexible accommodation, together with the benefit of an established four-bedroom licensed HMO use, this property is ideally suited to both investment buyers and those looking for a spacious family home. The property offers three/four double bedrooms, providing excellent flexibility to suit a variety of living arrangements. Its established four-bedroom HMO use makes it an attractive proposition for investors seeking a property with an existing multi-occupancy arrangement. Equally, the generous bedroom provision lends itself perfectly to family living, offering plenty of space for growing families, visiting guests or those requiring additional rooms for home working.

Further accommodation includes a lounge / dining room, creating versatile living and entertaining spaces. Whether used as a comfortable lounge, separate dining room or additional communal space, these rooms offer flexibility to adapt to the needs of the incoming purchaser. The overall layout provides a practical balance of bedroom and living accommodation, making the property equally appealing as a family residence or multi-occupancy home. One of the property's key attractions is the choice it offers to prospective purchasers. For investors, the established four-bedroom licensed HMO use provides an opportunity to acquire a property with an existing rental arrangement and established use. For owner-occupiers, the detached nature of the property, freehold tenure and flexible accommodation provide the foundations for a comfortable and spacious family home. Early viewing is highly recommended to fully appreciate the space, flexibility and opportunities this property has to offer.



Agent's Notes:
Tenure: Freehold
Council Tax Band: C | EPC: D

1. Money Laundering Regulations: Prospective purchasers will be required to provide identification in accordance with Anti-Money Laundering Regulations (AML).
2. Property Particulars: These particulars are provided as a general guide only. Buyers should satisfy themselves as to the accuracy of any information that is important to their decision and contact our office with any queries before arranging a viewing.
3. Measurements: All measurements are approximate and should be verified by purchasers before ordering carpets, furniture or carrying out any works.
4. Services: We have not tested any services, systems or appliances. Purchasers are advised to obtain their own survey and inspections before exchange of contracts.
5. Disclaimer: These particulars do not form part of any offer or contract. All information should be independently verified. Neither Martin & Co Bournemouth Ltd nor its employees or agents are authorised to make or give any representation or warranty in relation to the property.
AML CHECKS: All prospective purchasers are required to complete AML, identity and source of funds checks. An applicable fee is payable and is non-refundable in the event that either party subsequently withdraws or the transaction does not proceed to completion.















