



204b Columbia Road, Bournemouth, Dorset BH10 4DS

GUIDE PRICE £350,000 Freehold

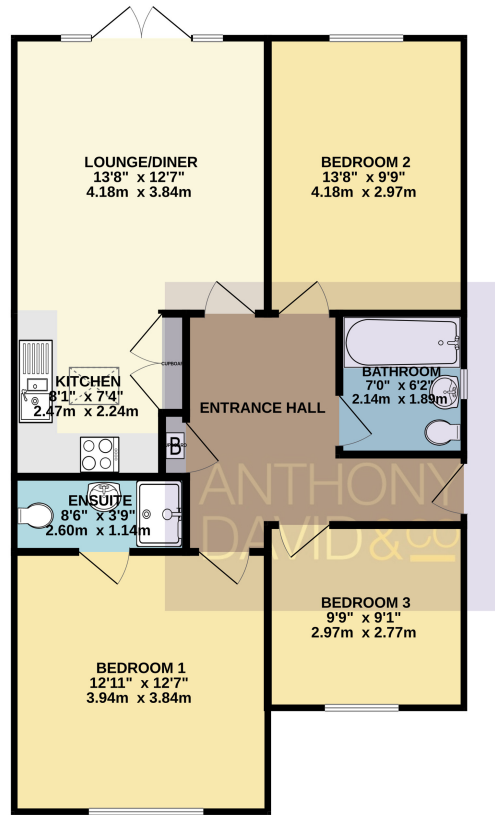
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\*\*\*GUIDE PRICE - £350,000-£360,000\*\*\* This detached bungalow has been built on a level plot and offers spacious contemporary living accommodation throughout. The bungalow which still benefits from the remainder of the ICW builders warranty comprises: entrance hallway with storage cupboard, three double bedrooms with en-suite shower room to the master, well presented family bathroom, generous size open plan living/kitchen area. Outside the property boasts a driveway providing off road parking for several vehicles and an easy to maintain southerly facing rear garden with patio area. Further features of this 'absolute gem' include; secluded location, some integrated appliances to kitchen, gas central heating and UPVC double glazing. Nearby Schools include - Kingsleigh Primary School, The Bourne Academy and St Marks Primary School.

**ANTHONY  
DAVID & CO**



GROUND FLOOR  
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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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Entrance Hall Doors to

Lounge Diner 13' 8" x 12' 7" (4.17m x 3.84m)

Kitchen Area 7' 4" x 8' 2" (2.24m x 2.49m)

Bedroom One 12' 11" x 12' 8" (3.94m x 3.86m)

En-Suite 9' 3" x 3' 9" (2.82m x 1.14m)

Bedroom Two 13' 7" x 9' 9" (4.14m x 2.97m)

Bedroom Three 9' 9" x 9' 1" (2.97m x 2.77m)

Family Bathroom 7' 0" x 6' 2" (2.13m x 1.88m)

Garden South Facing

Council Tax Band D



Property Misdescriptions Act 1991  
Property details contained herein do not form part or all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.