



**Columbia Road, Ensbury Park
Bournemouth, Dorset BH10 4EE**

FREEHOLD PRICE

£430,000

“Detached house currently let to students as a continual investment by the owners for over 20 years”

This detached character house has been extended to provide versatile living space having been used as an investment rental for over 20 years with continual income through Bournemouth University.

The accommodation comprises four double bedrooms plus a small single, main bathroom on the 1st floor and a separate shower room adjacent to a ground floor reception, communal living room, kitchen and conservatory style dining space. Other benefits include an additional cloakroom WC, external utility space with door to a covered store ideal for bicycles having double timber gates from the drive and separate side access to the rear garden.

The front driveway provides parking and a section of mature garden whilst the rear garden measures an impressive 100ft in length with secluded sections amongst the mature hedging and trees. The location is exceptionally convenient on main bus routes, close to a number of convenience stores and only 1.5 miles from the Bournemouth University.

The property would also make an ideal family home within popular local school catchments.

N.B: The property is a 4 bedroom HMO due to regulations and cannot be set up as a 5 bedroom HMO.

Ground floor:

- Double glazed dual front doors and windows to the **entrance lobby** with the original timber front door leading to the entrance hall
- **Entrance hall** has stairs to the first floor
- **Cloakroom with WC**, wash hand basin and window to the side
- **Bedroom four** with double glazed window to the front aspect
- **Bedroom five** with opaque double glazed window to the side and original Victorian style cast iron fireplace
- **Kitchen** comprising a range of base and wall mounted units with adjoining worktops, gas point and space for cooker, space and power for fridge and freezer, sink unit, window to the side, open plan with step down to a breakfast area with double glazed windows and doors and a polycarbonate and timber roof stable style door to utility space/side storage
- **Utility space/side storage** with power and plumbing for washing machine and double glazed French doors giving access to the garden, polycarbonate and timber roof and a further double glazed door to a convenient storage area with double doors to the driveway and internal power points. From the kitchen there is a door to the living/reception space.
- **Living/reception space** with opaque double glazed window to the side and a further door to an occasional reception area which in turn has a door with a double glazed window to the rear and a door to a ground floor shower room
- **Shower room** with double glazed window to the side, fitted shower cubicle with Tritan shower unit and acrylic splashbacks, WC and wash hand basin

First floor:

- **Landing** with double glazed window to the side and hatch to loft space. Door to first floor bathroom
- **Bathroom** with fully tiled comprising white suite, panelled bath with mixer taps and shower attachment, WC, wash hand basin and opaque double glazed window to the front
- **Bedroom one** with double glazed window to the front aspect with a range of fitted wardrobes and drawers
- **Bedroom two** with double glazed window to the rear aspect, door to cupboard housing hot water tank, fitted shelving and stand alone wash hand basin
- **Bedroom three** is a small single bedroom with laminated flooring, currently used for storage

COUNCIL TAX BAND: C

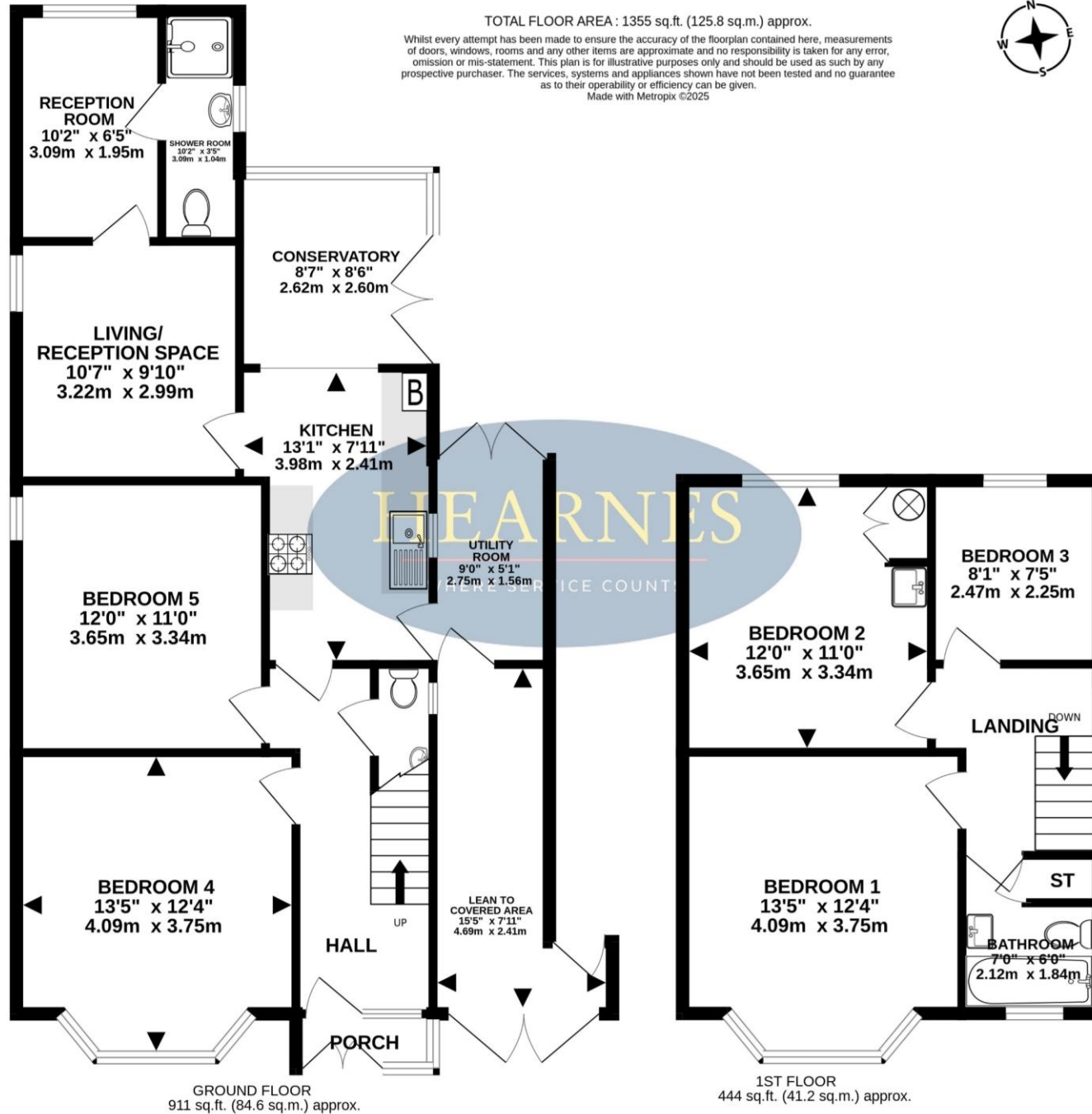
EPC RATE: E



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TOTAL FLOOR AREA : 1355 sq.ft. (125.8 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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